

This instrument prepared by:  
DJ Mast Burton, P.A.  
801 North Orange Avenue, Suite 500  
Orlando, Florida 32801

**CERTIFICATE OF REVIVAL AND EXECUTION OF THE GOVERNING DOCUMENTS OF  
LAKEWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC. – UNITS 2, 3 and 4**

The undersigned authorities on behalf of Lakewood at the Crossings Homeowners Association, Inc. ("the Association") hereby certify that in accordance with the provisions of Section 720.407 (2), Florida Statutes (2025), that the attached documents collectively "Lakewood at the Crossings Units 2, 3 and 4 Governing Documents" have been revived, as evidenced by the approval from the Florida Department of Commerce also attached hereto.

Pursuant to Section 720.407, Fla. Stat. the undersigned President and Secretary of the Association hereby execute the revived governing documents listed attached as Exhibit "A", and approved by the Department in the name of the Association attached as Exhibit "B" and the legal description of each affected parcel of property attached as Exhibit "C".

Accordingly, the attached governing documents are effective for a period of thirty (30) years from the date of recording of this document.

Witness our hands and seals this 25 day of March, 2026.

WITNESS:

Gathan Delaney  
(sign)  
La Shani Meyers  
(print) 766 N. Sun Dr. #2000  
Lake Mary, FL 32746  
(witness address)

David D'Erasmus  
(sign)  
David D'Erasmus  
(print)  
766 N. Sun Dr. Ste 2000  
Lake Mary FL 32746  
(witness address)

Gathan Delaney  
(sign)  
La Shani Meyers  
(print)  
766 N. Sun Dr. Suite 2000 Lake Mary  
(witness address) FL 32746

David D'Erasmus

LAKEWOOD AT THE CROSSINGS  
HOMEOWNERS ASSOCIATION, INC.

By Penny Macioszek  
PENNY MACIOSZEK, President

By Leann Benjamin  
Leann Benjamin, Secretary

(sign) David D'Erasmus  
(print) W. N. Sundt Stead 2000  
(witness address) Lake Mary, FL 32746

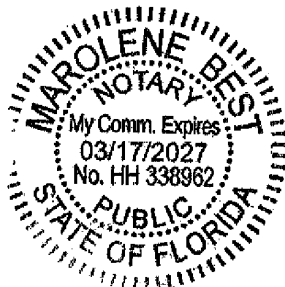
STATE OF FLORIDA :  
COUNTY OF SEMINOLE :

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 25<sup>th</sup> day of March, 2026, by Penny Macioszek, as President and \_\_\_\_\_, as Secretary of Lakewood at the Crossings Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

M. Best  
(SIGN)

My Commission Expires: 3/17/27

M. Best  
(PRINT)



## EXHIBIT A

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DECLARATION  
OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

This Declaration, made on the date hereinafter set forth by  
General Homes-Florida, Inc., a Delaware Corporation, hereinafter  
referred to as "Declarant."

W I T N E S S E T H:

WHEREAS, Declarant is the owner of that certain property known  
as Lakewood at the Crossings, Unit Two, a subdivision in Seminole  
County, Florida, described as follows:

All property located in Lakewood at the Crossings,  
Unit Two, subdivision, Seminole County, Florida,  
according to the Map or Plat thereof recorded  
in Plat Book 33 Page 49-53 of the Public  
Records of Seminole County.

WHEREAS, Declarant desires to place certain restrictions,  
covenants, conditions, stipulations, and reservations upon and against  
Lakewood at the Crossings, Unit Two, in order to establish a uniform  
plan for the development, improvement, and sale of such subdivision,  
and to insure the preservation of such uniform plan for the benefit of  
both the present and future owners of lots in said subdivision;

NOW, THEREFORE, Declarant hereby adopts, establishes, and  
imposes upon the above described property and declares the following  
reservations, easements, restrictions, covenants, and conditions  
applicable thereto, all of which are for the purpose of enhancing and  
protecting the value, desirability, and attractiveness of the  
subdivision, which reservations, easements, restrictions, covenants,  
and conditions shall run with the land and shall be binding upon all  
parties having or acquiring any right, title, or interest therein, or  
any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I  
DEFINITIONS

SECTION 1. "Architectural Control Committee" shall mean the  
Lakewood at the Crossings, Unit Two Architectural Control Committee,  
provided for in Article IV hereof.

This instrument was prepared by  
and should be returned to:  
**LORRAINE McANULTY**  
General Homes-Florida, Inc.  
2502 Rocky Point Drive  
Suite 900  
Tampa, Florida 33607

249066  
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SECTION 2. "Association" shall mean LAKEWOOD HOMES-FLORIDA, INC., a Florida not-for-profit corporation, its successors and assigns.

SECTION 3. "Common Areas" shall mean all property owned by the Association, if any, for the common use and benefit of the Owners.

SECTION 4. "Declarant" shall mean General Homes-Florida, Inc., a Delaware corporation, and its successors and assigns, if such successors and assigns are designated in writing by Declarant as the successors and assigns of Declarant's rights hereunder.

SECTION 5. "FHA" shall mean the Federal Housing Administration.

SECTION 6. "Lot" or "Lots" shall mean all lots shown on the Plat and all lots or properties annexed to the Subdivision pursuant to this Declaration.

SECTION 7. "Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of any obligation and those having only an interest in the mineral estate.

SECTION 8. "Plat" shall mean the plat or plats of the Subdivision recorded in the public records of Seminole County, Florida, and shall include any replats of the Subdivision as permitted by this Declaration.

SECTION 9. "Subdivision" shall mean the real property described above, subject to the reservations, easements, restrictions, covenants, and conditions set forth herein and in the Plat and any additional properties which may hereafter be made subject to this Declaration pursuant to the provisions set forth herein.

SECTION 10. "VA" shall mean the Veterans Administration.

## ARTICLE II

### RESERVATIONS, EXCEPTIONS, AND DEDICATIONS

SECTION 1. Recorded Plats. The Plat subject to the limitations as set forth therein, the streets and easements shown thereon, and all dedications, limitations, restrictions, and reservations shown on the Plat is incorporated herein and made a part hereof as if fully set forth herein, and shall be construed as being adopted in each and every contract, deed, or conveyance executed or to be executed by or on behalf of Declarant, conveying said Subdivision or any part thereof or any lot or part thereof, whether specifically referred to therein or not.

Declarant shall have the right, but shall never be obligated, to resubdivide into Lots, by recorded plat or in any other lawful manner, all or any part of the Subdivision contained within the boundaries of

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the Plat and such Lots as replatted shall be subject to this Declaration as if such Lots were originally included herein. Any such replat must comply with FHA and VA requirements.

**SECTION 2. Easements; Utilities.** The easements and rights-of-way as shown on the Plat are reserved for public use for the purpose of constructing, maintaining, and repairing a system of roadways, drainage, water, gas, sewer, storm sewer, electric lighting, electric power, telegraph, telephone, cable television, and any other utility improvements Declarant sees fit to install in, across, or under the Subdivision. Declarant reserves the right to make changes in and additions to the above easements for the purpose of efficiently and economically installing such improvements, but the changes and additions must be approved by the FHA and VA. Neither Declarant nor any utility company using the easements herein referred to shall be liable for any damages done by it or its assigns, its agents, employees, or servants, to fences, shrubbery, trees, or flowers, or any other property of any Owner of property subject to such easements.

All electrical, telephone, and other utility lines and facilities which are located on a lot and are not owned by a governmental entity or a public utility company shall be installed in underground conduits unless otherwise approved in writing by the Architectural Control Committee. In addition, no permanent improvement or structure shall be placed or erected upon any drainage easement. This includes, but is not limited to, fences, driveways, pools and decks, patios, air conditioning, any impervious surface improvements, utility sheds, sprinkler systems, trees, shrubs, hedges, plants or any other landscape element other than sod.

**SECTION 3. Title Subject to Easements.** It is expressly agreed and understood that the title conveyed by Declarant to any portion of the Subdivision by contract, deed, or other conveyance shall be subject to any easement affecting the same for roadways, drainage, water, gas, sewer, storm sewer, electric lighting, electric power, telegraph, telephone, cable television, or other utility purposes. No Owner shall be deemed to separately own pipes, wires, conduits, or other utility lines or equipment running through or existing on such Owner's Lot which are utilized for or which service other Lots, but each Owner shall have an easement in and to the aforesaid facilities as shall be necessary for the use, maintenance, and enjoyment of such Owner's Lot.

#### ARTICLE III

##### USE RESTRICTIONS; MAINTENANCE OF LOT

**SECTION 1. In General.** No building shall be erected, altered, or permitted to remain on any Lot other than a detached single family dwelling on Lots located to the West of Lake Park Drive, or a detached single family side yard dwelling on Lots located to the East of Lake

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Park Drive and North of Lake Way Road; to be used exclusively for residential purposes and not exceeding two (2) stories in height. Each such dwelling on a Lot shall have an attached or detached garage or carport for one or more cars, provided that the Architectural Control Committee may, in its discretion, permit in writing, as hereinafter provided, the construction of a carport or garage for more than two cars. As used herein, the term "residential purposes" shall be construed to prohibit mobile homes or trailers being placed on or standing on any Lot, or the use of any Lot for a garage apartment or apartment house; and no Lot shall be used for business or professional purposes of any kind or for any commercial or manufacturing purposes. No building of any kind shall ever be moved onto any Lot unless the prior written consent of the Architectural Control Committee has been obtained.

**SECTION 2. Minimum Square Footage Within Improvements.** Each dwelling in the Subdivision shall have a minimum of Seven Hundred Fifty (750) square feet for those dwellings on Lots located to the West of Lake Park Drive or shall have a minimum of Six Hundred Fifty (650) square feet for those dwellings on Lots located to the East of Lake Park Drive and North of Lake Way Road; all exclusive of open porches, garages, terraces, patios, and parking spaces.

**SECTION 3. Sidewalks.** A concrete sidewalk four (4) feet wide shall be constructed in accordance with plans and specifications approved by Seminole County along the fronts of all Lots and along the entire street sides of all corner Lots. Sidewalks along each Lot shall be constructed and completed before the dwelling thereon is occupied.

**SECTION 4. Location of the Improvements on a Lot.** No structure shall be located on any Lot nearer to the front line or nearer to the street side line than the minimum building setback lines approved Developer Agreement for the Greenwood Lakes PUD. No dwelling or portion thereof shall be located on any Lot within any portion of a recorded easement. In addition, subject to Section 5 hereof, the following requirements shall apply:

(a) Detached single family dwelling. In no instance shall a detached single family dwelling be located nearer than 20 feet to the front line of the Lot unless approved in writing in advance by the Architectural Control Committee. Such dwelling shall not be located on any Lot nearer than 15 feet from the rear line of the Lot. No part of such dwelling or any carport, garage, or other structure shall be located nearer than 5 feet from an interior side line of the Lot or 20 feet from any street side line of a corner Lot.

(b) Detached single family side yard dwelling. A detached single family side yard dwelling shall not be located nearer than 3 feet from either side line of a Lot, except that on any corner lot, no

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structure shall be nearer than 20 feet from ~~SEMINOLE~~ side line, and no structure shall be nearer than 3 feet from the other side line of such corner Lot. Each dwelling shall be constructed so that a minimum of fifty percent (50%) of the linear distance of one (1) wall of the dwelling is parallel to and at least 3 feet from a side line of the Lot. Such wall shall hereinafter be called the "Side Yard Wall." The space between such side line and the Side Yard Wall and running the depth of the Lot shall hereinafter be called the "Maintenance Easement." No structure or any portion thereof, including but not limited to a pool, pool deck or patio, shall be erected or placed within or on any portion of the Maintenance Easement except the roof overhang and guttering of a dwelling, and a fence by the Owner of the Lot adjacent to the Maintenance Easement which allows drainage; provided, however, access to the Maintenance Easement must be preserved for the Lot Owner. The Side Yard Wall shall have no exterior objects or appurtenances, including but not limited to, vents, plumbing cleanouts, doors, or windows, of any kind, unless the Side Yard Wall is on the street side of a corner Lot, in which case customary openings may be constructed on such dwelling abutting the street side line of the Lot.

The Side Yard Wall shall not be used as a playing surface for any sport.

There shall be a minimum distance of six (6) feet between the Side Yard Wall and the dwelling on the adjoining Lot.

**SECTION 5. Consolidation or Division of Lots.** Subject to the prior written approval of the Architectural Control Committee, any Owner of one or more adjoining Lots or portions thereof may consolidate or divide such Lots or portions thereof into one or more building sites with the privilege of placing or constructing improvements on such resulting sites, in which case: the distance required as building setback lines or Maintenance Easements shall be measured from the resulting side lines rather than from the Lot lines as indicated on the Plat, and, all setbacks shall be as per setbacks established for remaining lots in the subdivision.

**SECTION 6. Limitation on Use; Prohibition of Illegal or Offensive Activities.** No activity of any nature shall be conducted on any Lot or in any structure thereon other than the use of such Lot and all structures thereon strictly for single family residential purposes. No illegal, noxious or offensive activity of any sort shall be carried on or permitted on any Lot or in any structures thereon and nothing shall be done on any Lot or in any structure thereon which may be, or may become, an annoyance or a nuisance to the neighborhood. This restriction shall not apply to the normal sales activities by Declarant required to sell dwellings in the subdivision and the lighting effects utilized to display model dwellings for sale.

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**SECTION 7. Prohibition of Certain Structures.** No trailer, tent, shack, garage, barn, storage shed, or other similar structure shall be maintained or used on any Lot at any time as a dwelling or for any other purpose; provided, however, subject to the provisions of this Declaration, a storage shed, of the same architectural character and same materials as the dwelling on a Lot, may be maintained or used on such Lot for storage purposes if such storage shed is attached to a substantial portion of one wall of the dwelling on such Lot or if the roof of such storage shed is attached to a substantial portion of the roof of such dwelling. Notwithstanding the first sentence of this Section, Declarant shall have the exclusive right to erect, place, and maintain on any portion of the Subdivision any of the facilities listed in the first sentence of this Section as in its sole discretion Declarant deems necessary or convenient to construct and sell Lots and dwellings, and to construct other improvements in the Subdivision. Such facilities may include, but are not limited to, sales and construction offices, storage areas, model units, signs, and portable toilet facilities.

**SECTION 8. Storage of Automobiles, Boats, Trailers, and Other Vehicles.** No motor vehicle shall be parked or stored on any Lot, easement, sidewalk, right-of-way or on any portion of the Common Areas unless such vehicle does not exceed six (6) feet six (6) inches in height, or seven (7) feet six (6) inches in width, or eighteen (18) feet in length and is concealed from public view inside a garage or other approved enclosure. The preceding sentence shall not apply to any:

- (a) passenger automobile,
- (b) passenger van (other than a motor home or recreation vehicle),
- (c) motorcycle, and
- (d) pick-up truck, whether or not with attached-bed camper, which can be completely concealed within the garage, as built, of the dwelling in the Subdivision in which the owner of such pick-up truck resides,

if such vehicle has a current license plate, is being used daily as a motor vehicle on the streets and highways of Florida and if such vehicle does not exceed either six (6) feet six (6) inches in height, or seven (7) feet six (6) inches in width, or eighteen (18) feet in length.

No non-motorized vehicle, trailer, boat, marine craft, hovercraft, aircraft, machinery, or equipment of any kind may be parked or stored on any part of any Lot, easement, sidewalk, right-of-way, or portion of the Common Areas, unless such object is concealed from public view inside a garage or other approved enclosure. For purposes of this paragraph, the term "approved enclosure" shall mean any fence,

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structure, or other improvement approved by the Architectural Control Committee.

Except as otherwise expressly provided in this Section, no commercial vehicle, machinery, or maintenance equipment shall be parked at any time within the Subdivision except for any such vehicle, machinery, or maintenance equipment temporarily parked and in use for the construction, repair, or maintenance of a Lot or dwelling of the Common Areas.

If a complaint is received by the Association about a violation of any part of this Section, the Architectural Control Committee shall determine whether a violation exists and its decision shall be binding on all parties.

SECTION 9. Mineral Operations. No oil or gas operations or mining operations of any kind shall be permitted on any Lot, and no wells, tanks, tunnels, mineral excavation, or shafts shall be erected, maintained, or permitted on any Lot.

SECTION 10. Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats, or other common household pets may be kept, provided that they are not raised, bred, or kept for commercial purposes. No more than two (2) of each species of such pets will be permitted on each Lot (including the dwelling and other structures on such Lot). Common household pets shall be confined within a fenced area which encloses the entire backyard or within the dwelling. When a pet is not within such fenced area or within the dwelling, the pet shall be kept at all times on a leash by its owner. The pet owner shall keep his or her Lot clean and free of all pet debris and shall not permit the pet to cause debris on other Lots or on the Common Area.

SECTION 11. Walls, Fences, and Hedges. No hedge in excess of three (3) feet in height, and no walls or fences of any height shall be erected or maintained nearer to the front line of a Lot than the plane of the front exterior wall of the dwelling on such Lot. No side or rear hedge, wall, or fence shall be more than eight (8) feet in height with the exception of privacy walls constructed by the Declarant which may be up to twelve (12) feet in height. All fences or walls must be constructed of ornamental iron, wood, or masonry at least six (6) feet in height, and no chain link fences shall be placed on any Lot without the prior written approval of the Architectural Control Committee. No Owner shall maintain the portion of the outer wall of the Subdivision, which abuts such Owner's Lot, in a manner inconsistent with the character of such outer wall.

SECTION 12. Visual Obstruction at the Intersections of Public Streets. No object shall be placed, planted, or permitted to remain on any corner Lot if such object obstructs any portion of a person's view

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from any right-of-way adjacent to such Lot ~~SEMINOLE~~ in an area the vertical dimension of which extends from the ground to an elevation of eight (8) feet and the horizontal dimension of which extends twenty-five (25) feet to the left and twenty-five (25) feet to the right from the center of the intersection adjacent to such corner Lot.

**SECTION 13. Lot Maintenance.** The Owner and occupants of a Lot shall at all times keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner, shall edge curbs that run along the lines of the Lot, and shall in no event use any Lot for storage of materials or equipment except for normal residential purposes or incident to construction of improvements thereon as permitted herein. All fences and walls which have been erected on any Lot shall be maintained in good repair by the Owner and the occupants thereof and they shall promptly repair or replace the same in the event of partial or total destruction. The Owner or occupants of any Lot shall construct and maintain an enclosure, which has been approved by the Architectural Control Committee, to screen any of the following from being noticeable from any street, any other Lot or any portion of the Common Areas: storage piles which are incident to the normal residential requirements of a typical family, the storage of yard equipment, and the drying of clothes.

No Lot shall be used or maintained as a dumping ground for trash, garbage, or other waste materials. Trash, garbage, and other waste materials shall be kept only in closed sanitary containers constructed of metal, plastic, or masonry materials with sanitary covers tightly attached. Containers for the storage of trash, garbage, and other waste materials shall be kept in a clean and sanitary condition and shall be stored out of public view except within twelve (12) hours of scheduled curb-side pick-up times. Any other equipment in the Subdivision for the storage or disposal of trash, garbage, or other waste materials shall be kept in a clean and sanitary condition and shall be stored out of public view.

Building materials used in the construction of improvements erected on any Lot may be placed on such Lot at the time construction is commenced and may be maintained thereon, for a reasonable time, so long as the construction progresses without undue delay, until the completion of the improvements, after which the remaining materials shall either be removed from the Lot or stored in an enclosure on the Lot which has been approved by the Architectural Control Committee.

**SECTION 14. Signs.** Except for signs owned by Declarant or by other builders advertising their model dwellings during the period of original construction and sales of dwellings, no sign, poster, advertisement, billboard, or advertising structure of any kind, other than a customary "For Sale" sign not exceeding five (5) square feet, may be erected or maintained on any Lot. The Association shall have

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the right to remove any sign, poster, advertisement, billboard, or advertising structure that does not comply with the above, and in so doing neither the Association nor any of its agents or employees shall be liable for trespass or other tort, except for reckless or willful misconduct in connection therewith.

**SECTION 15. Antennae and Satellite Dishes.** No radio or television antenna, satellite, or other receiving dish, or apparatus pertaining thereto, shall be erected or maintained on any portion of any Lot, roof or any structure on any Lot.

**SECTION 16. Maintenance and Use of Property.**

(a) **Detached Single Family Side Yard Dwelling.** An Owner of a Lot on which a detached single family side yard dwelling is built, upon twenty-four (24) hours notice to the Owner of the Lot adjacent to the Maintenance Easement ("Adjacent Owner"), shall have the right to enter into the Maintenance Easement (as defined in Article III Section 4(b) hereof) on the Owner's Lot, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday for the sole purposes of maintaining, repairing, and rebuilding the Side Yard Wall (as defined in Article III Section 4(b) hereof), the foundation of the Owner's dwelling and fencing on the Owner's Lot which is situated adjacent to and abutting the Maintenance Easement. Such Owner must repair or replace any fencing, landscaping, or other items on the Lot that he may disturb during such maintenance, repair or rebuilding. The Maintenance Easement must be left clean and unobstructed unless the Maintenance Easement is actively being utilized for such maintenance, repair, or rebuilding. Both the Owner and the Adjacent Owner shall have the right of surface drainage over, along, and upon the Maintenance Easement. Neither the Owner nor the Adjacent Owner shall use the Maintenance Easement in such a manner as will interfere with such drainage.

The Maintenance Easement may be used by either of such Owners for the purpose of changing, correcting, or otherwise modifying the grade or drainage channels of his or her Lot so as to improve the drainage of water from such Lot or from the Maintenance Easement. It shall be the responsibility of each of such owners to take appropriate measures, whether by landscaping or otherwise, to protect the other Owner's Lot and the Maintenance Easement from water running off of such Owner's roof onto the other Owner's Lot or onto the Maintenance Easement, but neither Owner shall be liable to the other Owner for any loss, expense, or damage resulting from such roof run-off.

Except as otherwise provided in this Section, the Adjacent Owner shall have the exclusive use of the surface of the Maintenance Easement for the purposes of: (1) maintaining the lawn or other landscaping located within such Maintenance Easement, which maintenance shall be the obligation of such Adjacent Owner, and (2) all other uses and



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enjoyments of the land within such Maintenance Easement except as otherwise expressly limited or prohibited by this Declaration.

The Owner shall hold harmless the Adjacent Owner against any and all claims, demands, actions, and causes of action of any nature arising out of the use of the Maintenance Easement on the Owner's Lot by the Owner, his family, his licensees, and invitees, except to the extent that any of such claims, demands, actions, or causes of action are caused by negligence, gross negligence, or willful misconduct attributable to the Adjacent Owner. The Adjacent Owner shall hold harmless the Owner against any and all claims, demands, actions, and causes of action of any nature arising out of the use of the Maintenance Easement on the Owner's Lot by such Adjacent Owner, his family, his licensees, and invitees except to the extent that any of such claims, demands, actions, or causes of action are caused by negligence, gross negligence, or willful misconduct attributable to the Owner.

Declarant shall have the right to vary the Maintenance Easement on Lots which are irregularly shaped and which are designated for detached single family side yard dwellings. Any such variance shall be set forth in the conveyance by the Declarant.

An "irregularly shaped" Lot, as used herein, means a Lot where the front and back Lot lines are not of equal length or the side Lot lines are not of equal length.

**SECTION 17. Violation of Restrictions.** In the event of violation by the Owner or occupants of any Lot of any covenant, condition, or restriction set forth in this Article and the continuation of such violation for ten (10) days or longer after written notice thereof has been sent to such Owner or occupants, or in the event the Owner or occupants have not proceeded with due diligence to complete the appropriate repairs and maintenance after such notice, the Association shall have the right, but not the obligation, to correct the violation. To the extent necessary to prevent rat or other infestation, diminish fire hazards, or correct a violation of any covenant, condition, or restriction in this Declaration, the Association, through its agents or employees, shall have the right to enter onto such Lot and any dwelling or improvements located upon such Lot. In connection therewith, the Association may cut the weeds and grass, edge the lawn around the curb, cause to be removed garbage, trash, and rubbish, perform maintenance or repairs, or do any other thing necessary to correct such violation. The Association may render a statement of charges to the Owner or occupants of such Lot for the cost of correcting or attempting to correct the violation. The Owner and occupants are liable, jointly and severally, to pay such statement immediately upon receipt thereof. The cost of such work, plus interest thereon at the maximum contract rate permitted under the laws of the

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State of Florida and the Association's legal fees and costs, including its legal fees and costs on any appeals, in connection therewith, shall be a lien on the Lot and on the improvements thereon. Neither the Association nor any of its agents or employees shall be liable for trespass or other tort, except for reckless or willful misconduct, in connection with entering onto such Lot and any improvements thereon or in connection with the correction or attempted correction of any such violation.

#### ARTICLE IV

##### ARCHITECTURAL CONTROL COMMITTEE

SECTION 1. Approval of Building Plans. No dwelling, fence, wall, solar panels, or other improvements or structures shall be commenced, erected, placed, or altered on any Lot, and no exterior addition to or change or alteration therein shall be made, until the plans and specifications, and a site plan describing the nature, kind, shape, height, and materials thereof, and showing the location of the same, have been approved in writing by the Architectural Control Committee as to harmony of exterior design and color with existing structures, as to location with respect to topography and finished ground elevation, and as to compliance with minimum construction standards of the Architectural Control Committee. A copy of the plans and specifications and the site plan, together with such information as may be deemed pertinent, shall be submitted to the Architectural Control Committee or its Designated Representative prior to commencement of any work thereon. The Architectural Control Committee may require the submission of such plans and specifications, and a site plan, together with such other documents as it deems appropriate, in such form and detail as it may determine in its sole discretion. The Architectural Control Committee shall have full and complete authority to approve or disapprove such plans and specifications or site plans and its decision shall be final and binding on all parties.

SECTION 2. Committee Membership. The Architectural Control Committee membership shall be initially composed of David J. Evans, of General Homes, Lorraine C. McAnallen of General Homes, and Jack Hanson, of General Homes, who by majority vote may designate a representative (herein called "Designated Representative") to act for and on behalf of the Architectural Control Committee and to exercise all powers and perform all duties of the Architectural Control Committee. The address of the Architectural Control Committee is 2502 Rocky Point Drive, Suite 200, Tampa, Florida 33607. However, at such time as all of the Lots and duties of the Architectural Control Committee (including but not limited to any matters then pending before the Architectural Control Committee), shall immediately vest in and be deemed assigned to the Association, and the Architectural Control Committee shall thereafter

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exist as a committee of the Association under the control of the Association's Board of Directors.

**SECTION 3. Replacement.** In the event of the death, inability to serve because of disability, or resignation of any member or members of the Architectural Control Committee, the remaining member or members thereof shall appoint a successor member or members, and until such successor member or members shall have been so appointed, the remaining member or members shall have full authority to exercise the powers and perform the duties of the Architectural Control Committee.

**SECTION 4. Minimum Construction Standards.** The Architectural Control Committee may from time to time promulgate minimum acceptable construction standards; provided, however, that the Architectural Control Committee shall not be bound by such standards and may alter, amend or revoke them at any time.

**SECTION 5. Term.** The duties and powers of the Architectural Control Committee, whether or not such duties and powers have been deemed to be transferred to the Association as above provided, shall cease on and after ten (10) years from the date of this Declaration. Thereafter, all powers and duties of the Architectural Control Committee shall cease and terminate; provided, however, that any time after January 1, 1994, whether or not the term of the Architectural Control Committee specified above shall have expired, the Board of Directors of the Association, upon a vote of members of the Association holding not less than two-thirds of the votes of members of the Association entitled to vote thereon, may assume or retain the duties and powers of the Architectural Control Committee, in which case the Board of Directors of the Association shall thereafter have all of the powers and duties provided herein for the Architectural Control Committee.

**SECTION 6. Variances.** If any Owner makes a request to the Architectural Control Committee for a variance from any covenants of this Declaration, the Architectural Control Committee may require such Owner to submit to it such documents and items (including, as examples but without limitation), a written description of the variance requested, plans and specifications, site plans, and samples of materials) as it shall deem appropriate in connection with its consideration of the request for a variance. Approval by the Architectural Control Committee for a variance shall be by written instrument addressed to the Owner of the Lot with respect to which such variance has been requested. Such written instrument shall set forth the applicable covenant, the variance requested, the decision of the Committee and the conditions on which the variance has been approved. Such written instrument shall be signed by a majority of the members of the Architectural Control Committee (or by the Committee's Designated Representative). Any request for a variance shall be deemed to have

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been disapproved in the event of either (a) written notice to the Owner of disapproval by the Architectural Control Committee, or (b) failure by the Architectural Control Committee to respond to the request for variance within sixty (60) days after it has received the request. In the event the Architectural Control Committee or any successor to the powers and duties thereof shall not be then functioning, or the term of the Architectural Control Committee shall have expired and the Board of Directors of the Association shall not have succeeded to the authority thereof as herein provided, no variances from the terms of this Declaration shall be permitted.

#### ARTICLE V

##### HOMEOWNERS' ASSOCIATION

SECTION 1. Membership. Each Owner of a Lot shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

SECTION 2. Classes of Lots; Voting Rights. The Association shall have two classes of Lots and two classes of membership which correspond with the two classes of Lots:

Class A Lots. Class A Lots shall be all Lots other than Class B Lots. A person shall be entitled to one vote for each Class A Lot owned. When more than one person holds an ownership interest in any Class A Lot, all of such persons shall be members. The vote for such Class A Lot shall be exercised as such persons among themselves determine, but in no event shall more than one vote be cast with respect to any Class A Lot.

Class B Lots. Class B Lots shall be all Lots owned by Declarant unless such Lots shall have been converted to Class A Lots as provided below and Declarant shall be entitled to three (3) votes for each Class B Lot owned by it. A Class B Lot shall cease and be converted to a Class A Lot on the happening of any of the following events, whichever is earliest:

- (a) when Declarant has sold, transferred or assigned such Lot;
- (b) the earliest date on which the total votes outstanding attributable to Class A Lots equals or exceeds the total votes outstanding attributable to Class B Lots; or
- (c) on January 1, 1994

Members who own Class A and Class B Lots shall have no rights to vote as a class, except as may be required by law, this Declaration or the Articles of Incorporation of the Association and, except where class voting is so required, both classes shall vote together on all matters as one group.

SECTION 3. Not-for-Profit Corporation. The Association shall be governed by the Articles of Incorporation of the Association.

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**SECTION 4. ByLaws.** The Association may make whatever rules and bylaws it may choose to govern the Association; provided, however, that the rules and bylaws shall not be in conflict with the terms and provisions hereof or with the Articles of Incorporation of the Association.

**SECTION 5. Inspection of Records.** Any member of the Association shall have the right to inspect the books and records of the Association at reasonable times during the Association's normal business hours, provided that such member has given reasonable written notice to the Association setting forth the items the member wishes to inspect.

**SECTION 6. Suspension of Voting Rights.** The Association shall have the right to suspend the voting rights under the Declaration of any Owner for any period during which any assessments, fees or other liens arising under this Declaration (including interest, costs and attorneys' fees with respect thereto) remain unpaid.

#### ARTICLE VI

#### USE OF COMMON AREAS; DEDICATION OR TRANSFER OF COMMON AREAS

**SECTION 1. Owner's Easement of Enjoyment of Common Areas.** Each Owner shall have a right and easement of enjoyment in and to the Common Areas, which easement shall be appurtenant to and shall pass with the title to every Lot, subject to the right of the Association to charge reasonable fees for the use of the Common Areas and any facilities or improvements located thereon. An Owner shall be personally liable to pay such fees with respect to the use by such Owner, and those to whom he has delegated the right to use such Common Areas, pursuant to Section 3 of this Article. Such fees together with interest at the highest legal contract rate in Florida from the due date, if such fees have not been paid within thirty (30) days after the due date, and the Association's costs and legal fees incurred in collecting or attempting to collect such fees, (including such costs and fees on any appeals) shall be a continuing lien in favor of the Association on such Owner's Lot (and all improvements thereon).

**SECTION 2. Rules and Regulations with Respect to Common Areas.** The Association shall have the right to publish rules and regulations for the use of the Common Areas including the right of suspension of the right and easement of enjoyment of the Common Areas for a period not to exceed sixty (60) days for any infraction of the Association's published rules and regulations.

**SECTION 3. Use of Common Areas by Family and CO-LEASE PURCHASERS.** Any Owner, whose rights to use the Common Areas have not been suspended pursuant to this Article, may delegate to the members of

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his immediate family, his tenants, or contract purchasers who reside on his Lot, in accordance with the Bylaws of the Association, his right of enjoyment to any portions of the Common Areas.

SECTION 4. Dedication or Transfer of Common Areas. The Association shall have the right to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be placed upon such dedication or transfer by the Association. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer has been signed by members of the Association holding two-thirds (2/3) of the votes of each class of the members who are entitled to vote thereon and has been recorded in the public records of Seminole County, Florida.

#### ARTICLE VII

##### ASSESSMENTS

SECTION 1. In General; Creation of Lien and Personal Obligation. Each Lot in the Subdivision is hereby made subject to an annual assessment and, from time to time, special assessments for the purposes set forth in Section 5 of this Article. The Declarant, for each Lot owned by it within the Subdivision, hereby covenants and agrees to pay, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay, to the Association: (1) the annual assessment, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest thereon, costs, and attorneys' fees incurred by the Association in collecting or in attempting to collect any of such assessments, including such costs and attorneys' fees on any appeals, shall be a continuing lien, in favor of the Association, on the Lot (and all improvements thereon) against which the assessment is made. Each assessment, together with such interest, costs, and attorneys' fees, shall also be the personal obligation of the person who is the Owner of the Lot at the time when the assessment or any installment thereof becomes due. The personal obligation for delinquent assessments, interest, costs, and attorneys' fees shall not pass to a successor in title unless expressly assumed by the successor.

The annual or special assessments on Class B Lots shall be 50% of the corresponding assessments for Class A Lots.

SECTION 2. Purpose of Annual Assessments. The annual assessments shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Subdivision and for the improvement and maintenance of the Common Areas. Without limiting the generality of the preceding sentence, annual assessments shall be used for the following:

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- (a) maintaining rights-of-way, easements, fences and walls along the entrance and perimeters of the subdivision, and other public areas in the subdivision;
- (b) maintaining Common Areas;
- (c) payment of all legal and other expenses incurred in connection with the enforcement of all assessments, liens, covenants, restrictions, and conditions affecting the lots or the Subdivision;
- (d) payment of all reasonable and necessary expenses in connection with the collection and administration of assessments;
- (e) employing policemen and watchmen, if determined by the Association to be necessary; and
- (f) caring for vacant lots and doing any other thing necessary or desirable in the opinion of the Association to keep the Subdivision neat and in good order, or which is considered of general benefit to the Owners or occupants of the Subdivision.

It is understood that the judgment of the Association in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith.

SECTION 3. Determination of Annual Assessments; Billing and Payment Thereof. Except as otherwise provided in this Section, the Association shall determine, on or before November 30 of each calendar year, the annual assessments for the next calendar year (such next calendar year being referred to herein as the "Assessment Period"). A bill for an annual assessment shall be sent to each Owner on or before December 10 of the calendar year preceding the Assessment Period. An annual assessment shall be overdue if not paid to the Association on or before January 31 of the Assessment Period, with the exception of initial start-up as stated below.

If an Owner purchases a lot from Declarant, such Owner shall be charged at closing an assessment for the calendar year in which the closing occurs. The amount of such assessment shall be a proportion of the annual assessment for such calendar year (for lots of the same type) based on the number of full months remaining in the calendar year in which the closing occurs.

Notwithstanding anything to the contrary in this Section, the Association may waive annual assessments for any calendar year or years and may subsequently determine, in accordance with the first paragraph of this Section, to commence annual assessments for a subsequent calendar year; provided, however, that the waiver of such assessments must apply to all lots in the Subdivision. Initial start-up of assessments may occur at the beginning of any quarter of the calendar year, in which case, prior assessment determination shall be sixty (60) days before assessment and, billing thirty (30) days prior to assessment period. Once annual assessments have commenced after a waiver of any such assessments under this Section, such annual assessments may not be again waived under the terms of this Section.

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**SECTION 4. Maximum Annual Assessment.** For the calendar year during which this Declaration has been executed, the maximum annual assessment shall be Fifty Dollars (\$50.00) per Lot. For each succeeding calendar year, the maximum annual assessment per Lot shall not exceed one hundred ten (110%) percent of the annual assessment for the immediately prior calendar year unless such annual assessment has been approved by two thirds (2/3) of the votes of each class of members of the Association voting in person or by proxy, at a meeting duly called for such purpose, which meeting is held during December of the immediately prior calendar year.

**SECTION 5. Special Assessments.** In addition to the annual assessment authorized above, the Association may levy special assessments for the purpose of construction, reconstruction, repair, or replacement of capital improvements in the Common Areas, including but not limited to fixtures and personal property related thereto, provided that any such assessment shall have the prior approval of two-thirds (2/3) of the votes of each class of members of the Association voting in person or by proxy, at a meeting duly called for such purpose.

**SECTION 6. Effect of Nonpayment of Assessments.** Any (a) annual assessment which has not been paid on or before the due date set forth in Section 3 of this Article; and (b) any special assessment not paid on or before thirty (30) days after the due date thereof shall bear interest from the due date at the highest legal contract rate in Florida. The Association may bring an action at law against the Owner obligated to pay the same, or foreclose the lien against the Owner obligated to pay the same, or foreclose the lien against the Lot and improvements thereon to which the lien applies. No Owner may waive or otherwise escape liability for the assessments provided herein by non-use of any facilities or services provided by the Association or by abandonment of such Owner's Lot.

**SECTION 7. Subordination of the Lien With Respect To Assessments and Fees.** All liens on any Lot (and improvements thereon) for annual and special assessments made under this Article or for fees charged for the use of the Common Areas under Article VI hereof, (including interest, costs, and attorneys' fees with respect thereto) shall be secondary, subordinate, and inferior to all liens, present and future given, granted, and created by or at the instance and request of the Declarant or any other Owner to secure the payment of monies advanced for the purchase of such Lot or the construction of improvements on such Lot, to the extent of any such annual or special assessments or fees, (including interest, costs, and attorneys' fees with respect thereto) which are unpaid prior to foreclosure of any such mortgage lien; and provided further that as a condition precedent to any proceeding by the Association to enforce its lien upon any Lot on



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which there is an outstanding valid mortgage lien, for the aforesaid purpose or purposes, the Association shall give the holder of such mortgage lien sixty (60) days written notice of such proposed proceeding by the Association, which notice shall be sent to such mortgage lien holder by prepaid U.S. Certified Mail, return receipt requested, and shall contain a statement of the delinquent annual and special assessments and fees, (and the interest, costs, and attorneys' fees with respect thereto), upon which the proposed proceeding is based. Upon the request of any such mortgage lien holder, the Association shall acknowledge in writing its obligation to give to such mortgage lien holder the foregoing notice with respect to the Lot covered by such mortgage lien. The sale or transfer of any Lot pursuant to foreclosure of any such mortgage, or any proceeding in lieu thereof, shall extinguish the lien with respect to such assessments and fees (including interest, costs, and attorneys' fees with respect thereto) as to assessments and fees (and interest, costs, and attorneys' fees with respect thereto) which became due prior to such sale or transfer.

#### ARTICLE VIII

##### ANNEXTION AND MERGER

SECTION 1. Additions to Existing Property. Additional lands may become subject to this Declaration in the following manners:

(a) Annexation. Additional land contiguous to the Subdivision as described in Plat Book 39, Page 49-53, in the Public Records of Seminole County, may be annexed by the Declarant into the Subdivision without the consent of the members of the Association within ten (10) years of the date of this instrument, provided that the annexation is approved by the FHA and VA. The Declarant or any other owner of land shall have the right to submit and make subject to this Declaration any additional land upon approval of the Board of Directors of the Association, with the approval of members of the Association holding two-thirds (2/3) of the votes of each class of membership of the Association entitled to vote thereon, and with the approval of FHA and VA. Any additional land authorized under this and the succeeding subsections to be added to the Subdivision shall be made by recording in the Public Records of Seminole County, Florida, an amendment to this Declaration and an annexation agreement with respect to the additional land which shall extend the covenants and restrictions of this Declaration to such additional land. Such amendment shall impose assessments on the land covered thereby on a uniform, per lot basis, substantially equivalent to the assessments imposed by this Declaration, and may contain such complementary additions or modifications of the covenants and restrictions contained in this Declaration as may be applicable to the additional land.

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(b) Mergers. The Association may merge into or consolidate with another homeowners' association, and upon such merger or consolidation, the Association's properties, rights, and obligations shall be transferred to the surviving or consolidated association; or the properties, rights, and obligations of another homeowner's association may be added to the properties, rights, and obligations of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated association shall administer the covenants and restrictions established by this Declaration, together with the covenants and restrictions applicable to the properties of the other association, as one scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the covenants established by this Declaration.

ARTICLE IX  
GENERAL PROVISIONS

SECTION 1. Term. These covenants shall run with the land and shall be binding upon all parties and all persons having or acquiring any right, title, or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof, for a period of forty (40) years from the date that this Declaration is recorded. After such period of forty (40) years, these covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by members holding two-thirds (2/3) of the votes of each class has been recorded agreeing to terminate this Declaration.

SECTION 2. Amendment of Declaration. This Declaration may be amended at any time when an instrument setting forth the amendment or amendments has been signed by members holding two-thirds (2/3) of the votes of each class of members entitled to vote thereon and has been recorded in the Public Records of Seminole County, Florida.

SECTION 3. Proceedings Against Persons Violating Covenants. Upon any violation of any of the covenants in this Declaration the Association or any Owner may bring proceedings at law or in equity against the person or persons violating any such covenant of this Declaration to require such person violating any such covenant to correct or cease such violations or, where applicable, to recover damages for such violation. The Association or Owner who successfully prosecutes an action in law or in equity shall be entitled to recover from the defendant any and all costs, fees and expenses, including attorneys' fees, incurred by the Association or the Lot Owner in such proceedings, including any appeals. Failure by the Association or any Lot Owner to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter.

SECTION 4. Conflict. In the case of any conflict between the Articles of Incorporation of the Association and this Declaration, this

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Declaration shall control, and in the case of any conflict between the Bylaws of the Association and this Declaration, this Declaration shall control.

SECTION 5. Severability. If any provision or provisions of this Declaration are determined by any court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions of this Declaration.

SECTION 6. FHA/VA Approval. So long as the Declarant is in control of the Association, the following actions may require the prior approval of the FHA and/or the VA: annexation of additional properties, dedication of any Common Areas, and amendment of this Declaration.

EXECUTED this 11<sup>th</sup> day of March, 19 85.

WITNESSES:

GENERAL HOMES-FLORIDA, INC.

Charles H. Fitch  
May Ann White

By [Signature]  
David J. Evans, its Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, on this day personally appeared David J. Evans, Vice President of General Homes-Florida, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL this 11<sup>th</sup> day of March, 19 85.

[Signature]  
Notary Public, State of Florida  
Large

My Commission Expires [Date]

(SEAL)

CONSENT AND JOINDER

The undersigned mortgagee is the owner and holder of a first mortgage on the property described herein dated the 17 day of February, 19 85, recorded in Official Record Book 154 at Page 1563 of the Public Records of Seminole County, Florida, and hereby consents to and joins in the above Declaration of Covenants, Conditions, and Restrictions and subordinates its mortgage lien to such Declaration of Covenants, Conditions and Restrictions.

WITNESSES

James C. Alexander  
David W. Umberson

By [Signature]  
James C. Alexander, its Vice President

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1688 1875  
SEMINOLE CO. FL.

ACKNOWLEDGEMENT

STATE OF FLORIDA Texas )  
COUNTY OF ~~SEMINOLE~~ Harris )

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence P. Schanzman, known to me to be the person and officer whose name is subscribed to the foregoing instrument, who acknowledged to me that he/she executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL this 9th day of April, 1986.



Beverly D. Williams  
Notary Public, State of Florida at Texas  
Large

My Commission Expires: 8/30/86

(SEAL)

CONSENT AND JOINDER

The undersigned mortgagee is the co-owner and co-holder of a mortgage on the property described herein, being dated the 17th day of February, 1985 recorded in Official Record Book 147 at Page 1568 of the Public Records of Seminole County, Florida, and hereby consents to and joins in the above Declaration of Covenants, Conditions, and Restrictions and subordinates its mortgage lien to such Declaration of Covenants, Conditions and Restrictions.

WITNESSES:

[Signature]  
Dean H. Bell

SOUTHEAST BANK, N.A.

By: [Signature]  
Name: Owen L. Cox  
Title: Vice President  
"Florida Trustee"

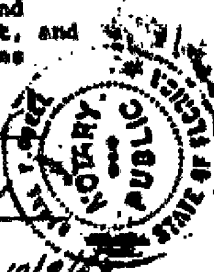
STATE OF FLORIDA )  
COUNTY OF ORANGE )

BEFORE ME, the undersigned authority, on this day personally appeared Owen L. Cox, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL this 12 day of April, 1985.

Dean H. Bell  
NOTARY PUBLIC

My Commission Expires: 10/2/85



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1773 0265

JOINDER AND CONSENT TO DEDICATION AND AGREEMENT SEMINOLE CO. FL.

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded Official Records Book 1614, at Page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at Page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at Page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at Page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as Trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Developers Agreement by the Owner and dedication of the lands as described on attached, Exhibit "A", by the owner thereof.

DAVID N. BERGEN  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.

328899

1986 SEP 22 PM 2:52

RECORDED & VERIFIED

SOUTHEAST BANK, N.A.,  
As Trustee

Signed in the presence of:

[Signature]  
[Signature]

By: [Signature]  
Trust Officer

STATE OF Florida  
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Alan G. Smith, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 25 day of June, 1986

NOTARY PUBLIC  
MY COMMISSION EXPIRES

Notary Public, State of Florida  
My Commission Expires Oct. 2, 1989  
Bonded this Notary Public

THIS INSTRUMENT PREPARED BY:

NAME JACK HANSON

ADDR 1801 LEO ROAD #

WINTER PARK, FLA 32789

GENERAL HOMES - FLA., INC

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1773 0266

SEMINOLE CO. FL.

# LAKEWOOD AT THE CROSSINGS-UNIT FOUR

SECTION 17 & 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

## LEGAL DESCRIPTION

BEGIN at the Northwest corner of Section 20, Township 20 South, Range 30 East, Seminole County, Florida; thence run S.89°31'41"E. along the North line of said Section 20 a distance of 100.00 feet to the East line of a Florida Power Corporation easement as recorded in Deed Book 117, Page 100 of the Public Records of Seminole County, Florida; thence run S.00°04'01"E. along said East line 13.51 feet; thence run S.80°58'28"E. 146.91 feet to a point of intersection with the Southerly boundary of Tract "A" of Lakewood at the Crossings Unit Two as recorded in Plat Book 33, Pages 49-53 of the Public Records of Seminole County, Florida; thence run along said Southerly boundary the following courses and distances as measured: S.01°04'35"W. 6.34 feet; thence N.18°57'00"E. 187.32 feet; thence N.67°14'06"E. 54.34 feet; thence N.49°03'01"E. 57.34 feet; thence N.65°49'37"E. 75.47 feet to the Southwest corner of Lot 153 of said Lakewood; thence run S.84°25'00"E. along the South line of said Lot 153 a distance of 89.70 feet to the Westerlymost corner of Lot 154 of said Lakewood; thence run S.45°48'02"E. along the Southwest line of said Lot 154 a distance of 76.58 feet to the Westerlymost corner of Lot 155 of said Lakewood; thence run S.60°38'21"E. along the Southwest line of said Lot 155 a distance of 57.09 feet to the Westerlymost corner of Lot 156 of said Lakewood; thence run S.50°12'43"E. along the Southwest line of said Lot 156 a distance of 53.37 feet to the Westerlymost corner of Lot 157 of said Lakewood; thence run S.43°28'52"E. along the Southwest line of Lot 157 and Lot 158 of said Lakewood a distance of 135.41 feet to the Northwest corner of Lot 158 of said Lakewood; thence run S.39°42'27"E. along the Southwest line of Starstone Drive and right of way line of Starstone Drive of said Lakewood; thence run S.39°42'27"E. along the Southwest line of Starstone Drive and right of way line of Starstone Drive of said Lakewood; thence run S.69°09'30"E. along the Southerly line of Tract "G" and Lake Park Drive of said Lakewood 87.89 feet to a point on the Southeast right of way line of said Lake Park Drive, said point being on a curve concave Southerly and having a radius of 945.00 feet; thence leaving said Lakewood at the Crossings Unit Two, from a tangent bearing of S.30°48'34"W. run Southerly along the arc of said curve 688.54 feet through a central angle of 26°17'49"; thence leaving said curve run S.74°52'01"W. 60.16 feet to a point on a curve concave Southerly and having a radius of 25.00 feet; thence from a tangent bearing of N.17°09'51"W. run Northerly along the arc of said curve 39.30 feet through a central angle of 30°04'25" to the point of compound curvature of a curve concave Southerly and having a radius of 1,075.00 feet with a central angle of 84°22'11"; thence run Southerly along the arc of said curve 81.38 feet to the point of compound curvature of a curve concave Southerly and having a radius of 25.00 feet with a central angle of 85°43'18"; thence run Southerly along the arc of said curve 37.40 feet; thence leaving said curve run S.32°08'19"W. 51.36 feet to a point on a curve concave Southerly and having a radius of 25.00 feet with a central angle of 39°11'57"; thence from a tangent bearing of N.17°54'38"W. run Northerly along the arc of said curve 43.28 feet to the point of compound curvature of a curve concave Southerly and having a radius of 1,075.00 feet; thence run Southerly along the arc of said curve 57.28 feet through a central angle of 03°03'10"; thence leaving said curve run N.30°09'23"W. 140.00 feet; thence N.44°12'41"W. 841.55 feet; thence N.43°12'27"W. 420.00 feet; thence N.37°09'00"W. 66.25 feet; thence N.11°21'54"W. 58.67 feet; thence N.13°00'34"E. 58.67 feet; thence N.64°48'11"W. 105.00 feet; thence N.79°06'48"W. 51.30 feet; thence N.67°25'45"W. 114.32 feet; thence N.30°42'27"W. 40.00 feet; thence N.44°48'29"W. 77.19 feet; thence N.38°40'00"W. 84.40 feet to the East line of the aforesaid Florida Power easement; thence run S.80°55'57"W. 100.00 feet to the West line of aforesaid Section 20; thence run N.00°04'01"W. along said West line 118.60 feet to the POINT OF BEGINNING.

Containing 24.233 acres, more or less

CERTIFICATE UNSATISFACTORY  
FOR MICROFILMING

Exhibit "A"

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JOINDER AND CONSENT TO DEDICATION AND AGREEMENT

1773 0267

SEMINOLE CO. FL.

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded Official Records Book 1614, at Page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at Page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at Page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at Page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as Trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Developers Agreement by the Owner and dedication of the lands as described on attached, Exhibit "A", by the owner thereof.

DAVID N. BENJEN  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.  
328909

MBANK HOUSTON, N.A.,  
As Trustee

Signed in the presence of:

[Signature]  
[Signature]  
STATE OF Texas  
COUNTY OF Tarrant

By, [Signature]  
JULIE A. KING  
VICE PRESIDENT

RECORDED & VERIFIED  
SEP 22 PM 2:52

Before me, the undersigned authority, on this day personally appeared JULIE A. KING, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 3 day of April, 1986.

[Signature]  
GERALDINE A. REINHOLD  
Notary Public in and for the State of Texas  
My Commission Expires 6-7-86  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
ANTON

THIS INSTRUMENT PREPARED BY:

NAME JACK HANSON  
ADDR. WILKIE ROAD SUITE 170

WINTER PARK, FL 32789  
GENERAL HOMES - FLA, INC.

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1773 0268

SEMINOLE CO. FL.

# LAKEWOOD AT THE CROSSINGS-UNIT FOUR

SECTION 17 & 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

## LEGAL DESCRIPTION

BEGIN at the Northwest corner of Section 20, Township 20 South, Range 30 East, Seminole County, Florida; thence run S.89°31'41"E. along the North line of said Section 20 a distance of 165.00 feet to the East line of a Florida Power Corporation easement as recorded in Deed Book 117, Page 100 of the Public Records of Seminole County, Florida; thence run S.00°04'01"E. along said East line 13.51 feet; thence run S.86°58'26"E. 146.91 feet to a point of intersection with the Southerly boundary of Tract "E" of Lakewood at the Crossings Unit Two as recorded in Plat Book 33, Pages 49-53 of the Public Records of Seminole County, Florida; thence run along said Southerly boundary the following courses and distances as measured: S.04°07'32"W. 6.34 feet; thence N.87°57'08"E. 187.31 feet; thence N.47°16'06"E. 54.94 feet; thence N.49°03'03"E. 57.34 feet; thence N.65°49'37"E. 75.67 feet to the Southwest corner of Lot 153 of said Lakewood; thence run S.84°25'00"E. along the South line of said Lot 153 a distance of 87.70 feet to the Westerlymost corner of Lot 154 of said Lakewood; thence run S.45°41'02"E. along the Southwest line of said Lot 154 a distance of 76.58 feet to the Westerlymost corner of Lot 155 of said Lakewood; thence run S.40°30'21"E. along the Southwest line of said Lot 155 a distance of 57.02 feet to the Westerlymost corner of Lot 156 of said Lakewood; thence run S.30°12'43"E. along the Southwest line of said Lot 156 a distance of 52.37 feet to the Westerlymost corner of Lot 157 of said Lakewood; thence run S.43°28'52"E. along the Southwest line of Lot 157 and Lot 158 of said Lakewood a distance of 135.41 feet to the Northwest right of way line of Starstone Drive of said Lakewood; thence run S.39°42'27"E. along the Southwest line of Starstone Drive and Lots 1 through 6 of said Lakewood, 318.00 feet to the Southerlymost corner of Lot 6 of said Lakewood; thence run S.69°09'30"E. along the Southerly line of Tract "C" and Lake Park Drive of said Lakewood 87.89 feet to a point on the Southerly right of way line of said Lake Park Drive, said point being on a curve concave Southerly and having a radius of 745.00 feet; thence leaving said Lakewood at the Crossings Unit Two, from a tangent bearing of S.20°48'34"W. run Southwesterly along the arc of said curve 430.54 feet through a central angle of 38°13'49"; thence leaving said curve run S.76°52'01"W. 40.16 feet to a point on a curve concave Southwesterly and having a radius of 25.00 feet; thence from a tangent bearing of N.17°09'51"W. run Northwesterly along the arc of said curve 37.30 feet through a central angle of 30°04'25" to the point of compound curvature of a curve concave Southwesterly and having a radius of 1,075.00 feet with a central angle of 84°22'11"; thence run Southwesterly along the arc of said curve 81.38 feet to the point of compound curvature of a curve concave Southerly and having a radius of 25.00 feet with a central angle of 85°43'11"; thence run Southwesterly along the arc of said curve 37.40 feet; thence leaving said curve run S.39°05'19"W. 51.34 feet to a point on a curve concave Southwesterly and having a radius of 25.00 feet with a central angle of 39°11'37"; thence from a tangent bearing of N.17°54'30"W. run Northwesterly along the arc of said curve 43.28 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 4,615.00 feet; thence run Southwesterly along the arc of said curve 37.28 feet through a central angle of 03°03'10"; thence leaving said curve run N.30°09'25"W. 140.00 feet; thence N.84°17'41"W. 141.33 feet; thence N.43°18'22"W. 420.00 feet; thence N.37°02'00"W. 64.25 feet; thence N.11°21'56"W. 50.67 feet; thence N.13°00'24"E. 50.67 feet; thence N.44°48'11"W. 105.00 feet; thence N.79°06'48"W. 51.30 feet; thence N.67°26'45"W. 114.97 feet; thence N.50°42'27"W. 60.00 feet; thence N.44°48'29"W. 77.17 feet; thence N.38°40'05"W. 84.40 feet to the East line of the aforesaid Florida Power easement; thence run S.49°55'55"W. 100.00 feet to the West line of aforesaid Section 20; thence run N.00°00'00"W. along said West line 418.40 feet to the POINT OF BEGINNING.

Containing 24.233 acres, more or less

LEGIBILITY (UNSATISFACTORY  
FOR MICROFILMING)

Exhibit "A"



33

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 22<sup>nd</sup> day of August, 1986, by GENERAL HOMES-FLORIDA, INC., a corporation organized and validly existing under and by virtue of the laws of the State of Delaware, whose post office address is: 2502 Rocky Point Drive, Suite 900, Tampa, Florida 33607 (hereinafter referred to as the "Declarant");

**W I T N E S S E T H:**

WHEREAS, Declarant on March 11, 1985, made and executed that certain Declaration of Covenants, Conditions, and Restrictions for Lakewood at the Crossings, Unit Two a Subdivision recorded at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida (hereinafter referred to as the "Declaration"), which Declaration by the terms thereof, affects only the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit Two subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 33, Page 49-53 of the Public Records of Seminole County, Florida;

and

WHEREAS, the Declaration, in Article VIII, Section 1 thereof, provides as follows:

**"SECTION 1. Addition to Existing Property.**  
Additional lands may become subject to this Declaration in the following manner:

(a) Annexation. Additional land contiguous to the subdivision as described in Plat Book 33, Page 49-53, in the Public Records of Seminole County, may be annexed by the Declarant into the Subdivision without the consent of the members of the Association within ten (10) years of the date of this instrument, provided that the annexation is approved by the FHA and VA. The Declarant or any other owner of land shall have the right to submit and make subject to this Declaration any additional land upon approval of the Board of Directors of the Association, with the approval of members of the Association holding two-thirds (2/3) of the votes of each class of

78.13.86/gsm hsm hsm/28.44

Prepared by: JACQ HANSEN

General Offices  
1001 Lee Rd. #172  
Winter Park, FL 32789

Noted in:  
FIRST SOUTHERN BANK & TRUST COMPANY OF FLORIDA  
200 E. BAY ST., SUITE 100  
MAY 1987

RECORDED & VERIFIED

8:05 NOV -6 PM 2:11

DAVID H. BERNER  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.

34 2777

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SEMINOLE CO. FL.

membership of the Association entitled to vote thereon, and with the approval of PHA and VA. Any additional land authorized under this and the succeeding subsections to be added to the Subdivision shall be made by recording in the Public Records of Seminole County, Florida, an amendment to this Declaration and an annexation agreement with respect to the additional land which shall extend the covenants and restrictions of this Declaration to such additional land. Such amendment shall impose assessments on the land covered thereby, a uniform, per lot basis, substantially equivalent to the assessments imposed by this Declaration, and may contain such complementary additions or modifications of the covenants and restrictions contained in this Declaration as may be applicable to the additional land."

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and

WHEREAS, Declarant is the sole fee simple owner of the following described real property located in Seminole County Florida:

All property located in Lakewood at the Crossings, Unit Four, subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 35, Pages 28-60 of the Public Records of Seminole County, Florida (said described real property is hereinafter referred to as the "Annexed Parcel.")

WHEREAS, the Annexed Parcel is located contiguous to Lakewood at the Crossings, Unit Two, Subdivision and thus, under the terms of the Declaration, may be annexed by the Declarant into the Subdivision without the consent of the members of the Lakewood Homeowners' Association, Inc., within ten (10) years of the date of the Declaration, provided that the annexation is approved by the Federal Housing Administration (FHA) and Veterans Administration (VA); and

WHEREAS, the Federal Housing Administration (FHA) and Veterans Administration (VA) have approved the annexation of the Annexed Parcel into the previously approved Declaration for Lakewood at the Crossings, Unit Two, as required by the Declaration; and

WHEREAS, under the terms of the Declaration, Declarant desires to modify and amend the Declaration to annex the Annexed Parcel thereto and to declare that the Annexed Parcel subject to all of the terms and provisions of the Declaration,

as may be modified and amended hereby, all as hereinafter set forth; and,

WHEREAS, Declarant desires to modify and amend certain provisions of the Declaration as applicable to the annexed parcel, and correct a scrivener's error appearing in the Declaration so that said error shall not be applicable to the land annexed hereunder.

NOW, THEREFORE, the Declaration shall be and is modified and amended as follows:

1. Declarant agrees that the real property known as Lakewood at the Crossings, Unit Four, Subdivision described in Exhibit "A" hereto is hereby annexed into the Subdivision referenced in the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida.

2. From the effective date hereof the Annexed Parcel is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied, and used subject to the easements, restrictions, covenants, and conditions as set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Annexed Parcel and be binding upon all parties having any right, title, or interest in and to the Annexed Parcel or any part thereof and their heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereto.

3. Each lot within the Annexed Parcel shall be subject to an annual assessment as provided in Article VII of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida, the same as if said lot were in the original legal description of the subdivision.

4. With respect only to the additional lands annexed by this document, Article IV, Section 2 of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida, is hereby amended to read as follows:

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**SECTION 2. Committee Membership.** The Architectural Control Committee membership shall be initially composed of T.J. Dodson, of General Homes, Lorraine C. McAnallen of General Homes, and Jack Hanson, of General Homes, who by majority vote may designate a representative (herein called "Designated Representative") to act for and on behalf of the Architectural Control Committee and to exercise all powers and perform all duties of the Architectural Control Committee. The address of the Architectural Control Committee is 2502 Rocky Point Drive, Suite 900, Tampa, Florida, 33607. However, at such time as all of the Lots in the Subdivision have been sold by Declarant, the powers and duties of the Architectural Control Committee shall immediately vest in and be assigned to the Association, and the Architectural Control Committee shall thereafter exist as a committee of the Association under the control of the Association's Board of Directors.

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5. With respect only to the additional lands annexed by this document, Article III, Section 15 of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida, is hereby amended to read as follows:

**SECTION 15. Antennae and Satellite Dishes.** No radio or television aerial wires or antenna shall be permitted to extend above the highest point of the roof. Each antenna shall be located on the rear of the dwelling. No satellite dish shall be erected or installed on any Lot unless:

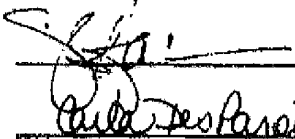
- a. such satellite dish is erected or installed and maintained solely within the imaginary lines drawn parallel from the rear side corners of the dwelling to the rear lot line;
- b. no part of such satellite dish is erected or installed and maintained within 2 feet of the rear lot line;
- c. no part of such satellite dish extends above the highest point of the roof of the dwelling on the Lot; and
- d. the Architectural Control Committee has approved in writing the location and installation of the satellite dish prior to its construction.

6. This Supplemental Declaration of Covenants, Conditions, and Restrictions shall become effective as of the Time it is recorded in the Public Records of Seminole County, Florida.

7. All of the terms and provisions of the Declaration shall remain in full force and effect except as modified and amended hereby.

IN WITNESS WHEREOF, Declarant has hereunto set its hand and seal, as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

  
Paula Desrosiers  
Witnesses

GENERAL HOMES-FLORIDA, INC.,  
a Delaware corporation

By:   
T. J. DODSON  
Vice President

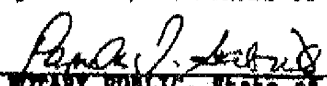
OFFICIAL RECORDS  
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SEMINOLE CO. FL.

STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, on this day personally appeared on the 20 day of August, 1986, by T. J. Dodson, as Vice President of GENERAL HOMES-FLORIDA, INC., a Delaware corporation, on behalf of said corporation.

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Jan. 2, 1990

  
Pamela S. Harris  
NOTARY PUBLIC, State of  
Florida at Large

(SEAL)



JOINDER AND CONSENT

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded in official Records Book 1614, at page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as trustees, upon the above described property and the undersigned hereby joins in and consents to the the above Supplemental Declaration of Covenants, Conditions, and Restrictions and subordinates its mortgage lien to such Supplemental Declaration of Covenants, Conditions, and Restrictions.

Signed in the presence of:

Betty P. Lio

SOUTHEAST BANK, N.A.  
As Trustee

By:

Owen L. Cox  
Vice President

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1787 0867  
SEMINOLE CO. FL.

STATE OF Florida  
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Owen L. Cox, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 10<sup>th</sup> day of September, 1986.

(Notary Public)

My commission expires

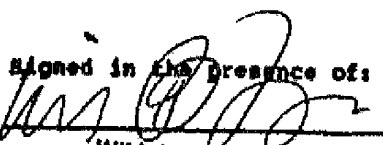
8/22/90

Notary Public, State of Florida, at Large  
My Commission Expires August 22, 1990  
By: Don P. [Signature], Secretary &  
Notary Assistant and Surety, Inc.



JOINDER AND CONSENT

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded in official Records Book 1614, at page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as trustees, upon the above described property and the undersigned hereby joins in and consents to the the above Supplemental Declaration of Covenants, Conditions, and Restrictions and subordinates its mortgage lien to such Supplemental Declaration of Covenants, Conditions, and Restrictions.

Signed in the presence of:  
  
WILL B. ROBERSON  
LOAN OFFICER

MBANK HOUSTON, N.A.  
As Trustee

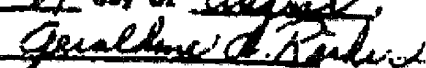
By:   
JULIE A. KING  
VICE PRESIDENT

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1787 0968  
SEMINOLE CO. FL.

STATE OF Texas  
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared JULIE A. KING, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 29 day of August,  
1984.

  
(Notary Public)

My commission expires:

6-17-86

NOTARY PUBLIC  
Notary Public is one for the State of Texas  
My Commission Expires 6-17-86



# LAKEWOOD AT THE CROSSINGS-UNIT FOUR

SECTION 17 & 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

## LEGAL DESCRIPTION

BEGIN at the Northwest corner of Section 30, Township 20 South, Range 30 East, Seminole County, Florida; thence run S.89°21'41"E. along the North line of said Section 30 a distance of 100.00 feet to the East line of a Florida Power Corporation easement as recorded in Deed Book 112, Page 100 of the Public Records of Seminole County, Florida; thence run S.00°04'01"E. along said East line 11.51 feet; thence run S.84°34'37"E. N46.91 feet to a point of intersection with the Southwesterly boundary of Tract "E" of Lakewood at the Crossings Unit Two as recorded in Plot Book 33, Pages 49-53 of the Public Records of Seminole County, Florida; thence run along said Southwesterly boundary the following courses and distances as measured: S.01°01'32"W. 6.26 feet; thence N.49°47'08"E. 67.31 feet; thence N.47°10'05"E. 54.34 feet; thence N.47°00'00"E. 57.34 feet; thence N.45°49'37"E. 55.67 feet to the Southwest corner of Lot 153 of said Lakewood; thence run S.84°25'00"E. along the South line of said Lot 153 a distance of 29.70 feet to the Westerlymost corner of Lot 154 of said Lakewood; thence run S.45°41'00"E. along the Southwesterly line of said Lot 154 a distance of 74.36 feet to the Westerlymost corner of Lot 155 of said Lakewood; thence run S.60°30'21"E. along the Southwesterly line of said Lot 155 a distance of 57.89 feet to the Westerlymost corner of Lot 156 of said Lakewood; thence run S.30°12'43"E. along the Southwesterly line of said Lot 156 a distance of 32.37 feet to the Westerlymost corner of Lot 157 of said Lakewood; thence run S.43°20'32"E. along the Southwesterly line of Lot 157 and Lot 158 of said Lakewood a distance of 125.61 feet to the Northwesterly right of way line of Starstone Drive of said Lakewood; thence run S.30°42'27"E. along the Southwesterly line of Starstone Drive and Lots 1 through 6 of said Lakewood 318.80 feet to the Southwesterly corner of Lot 6 of said Lakewood; thence run S.67°09'20"E. along the Southwesterly line of Tract "C" and Lake Park Drive of said Lakewood 89.89 feet to a point on the Southwesterly right of way line of said Lake Park Drive, said point being on a curve concave Southwesterly and having a radius of 743.00 feet; thence leaving said Lakewood at the Quadra Unit Two, from a tangent bearing of S.20°40'34"W. run Southwesterly along the arc of said curve 638.24 feet through a central angle of 28°13'49"; thence leaving said curve run S.74°52'01"W. 40.16 feet to a point on a curve concave Southwesterly and having a radius of 33.80 feet; thence from a tangent bearing of N.17°00'54"W. run Northwesterly along the arc of said curve 29.38 feet through a central angle of 28°10'23"; to the point of compound curvature of a curve concave Southwesterly and having a radius of 1,075.80 feet with a central angle of 61°27'11"; thence run Southwesterly along the arc of said curve 64.38 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 25.80 feet with a central angle of 82°47'14"; thence run Southwesterly along the arc of said curve 37.40 feet; thence leaving said curve run S.30°09'19"W. 51.38 feet to a point on a curve concave Southwesterly and having a radius of 25.80 feet with a central angle of 30°11'32"; thence from a tangent bearing of N.17°04'28"W. run Northwesterly along the arc of said curve 43.38 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 1,075.80 feet; thence run Southwesterly along the arc of said curve 57.28 feet through a central angle of 61°27'11"; thence leaving said curve run N.30°09'22"W. 548.28 feet; thence N.49°17'47"E. 641.23 feet; thence N.43°12'27"W. 638.80 feet; thence N.37°00'00"W. 64.35 feet; thence N.11°21'54"W. 58.67 feet; thence N.13°00'00"E. 58.67 feet; thence N.44°00'11"W. 506.80 feet; thence N.79°00'00"W. 51.30 feet; thence N.47°20'43"W. 114.38 feet; thence N.49°42'27"E. 68.88 feet; thence N.44°00'23"W. 77.17 feet; thence N.30°40'00"W. 64.40 feet to the East line of the aforesaid Florida Power easement; thence run S.89°21'41"E. 100.00 feet to the West line of aforesaid Section 30; thence run N.45°00'00"W. along said West line 438.80 feet to the PCD of BECD-04-04C.

Containing 14.33 acres, more or less

LEGIBILITY UNSATISFACTORY  
FOR MICROFILMING

STICAL 11/15/05  
BOOK PAGE  
1787 0868  
SEMINOLE CO. FL.

Exhibit "A"



DAVID M. DEBRIEN  
CLERK OF DISTRICT COURT  
SEMINOLE COUNTY, FL.

RECORDED & VERIFIED

376800

1987 MAR -2 PM 4:19

JOINDER AND CONSENT TO DEDICATION AND AGREEMENT

The undersigned hereby certifies that it is the co-holder and co-owner of a mortgage which is recorded in official Records Book 1614, at page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Developers Agreement by the Owner and dedication of the lands as described on attached, Exhibit "A", by the owner thereof.

1823 0799  
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SEMINOLE COUNTY, FL.

MBANK HOUSTON, N.A.  
As Trustee

Signed in the presence of:

Stoil K. Hanger  
Reagan Vidal

By: Julie A. King  
Vice President

STATE OF Texas  
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Julie A. King, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 15 day of April, 1985.

GERALDINE A. REHER  
Notary Public in and for the State of Texas  
(Notary Public)  
My commission expires: April 15, 1988

THIS INSTRUMENT PREPARED BY:

NAME: WILLIAM HANSON GENERAL HOMES - FLA, INC.  
ADDR: 1801 LEE ROAD SUITE 170  
WINTER PARK, FLA 32787

JOINDER AND CONSENT TO DEDICATION AND AGREEMENT

The undersigned hereby certifies that it is the co-holder and co-owner of a mortgage which is recorded in official Records Book 1614, at page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Developers Agreement by the Owner and dedication of the lands as described on attached, Exhibit "A", by the owner thereof.

1823 0800  
SEMINOLE CO. FL.  
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SOUTHEAST BANK, N.A.  
As Trustee

Signed in the presence of:

Shawn J. Odell  
Robert J. Hill

By: [Signature]  
Vice President

STATE OF Florida  
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Owen L. Cox, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 23rd day of January, 1987.

Shawn M. Levy  
(Notary Public)

My commission expires:  
23rd day of January, 1990  
at Tallahassee, Florida  
Notary Public, State of Florida at Large  
My commission began August 22, 1989  
I am bonded to the State of Florida by the  
Fidelity Insurance and Bonds, Inc.

THIS INSTRUMENT PREPARED BY:

NAME: JACK HANSON  
ADDR: 1601 LEE ROAD SUITE 170  
WATER PARK, FL 32789

# LAKEWOOD AT THE CROSSINGS UNIT THREE

SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

1823 0801  
SEMINOLE CO., FL.  
GENERAL RECORDS  
BOOK PAGE

LEGAL DESCRIPTION  
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE S.00° 43.57' W. 14.59 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 TO THE SOUTH LINE OF LAKEWOOD AT THE CROSSINGS UNIT TWO AS RECORDED IN PLAT BOOK 33, PAGES 48 - 53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 S.00° 43.57' W. 184.14 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 20; THENCE RUN S.01° 05.07' E. 88.44 FEET; THENCE RUN S.81° 50' W. 20.41 FEET; THENCE RUN N.00° 43.57' E. 11.61 FEET; THENCE RUN N.16° 41' 07" E. 82.00 FEET; THENCE RUN N.00° 43.57' E. 183.4 FEET; THENCE RUN N.44° 31' 17" E. 31.7 FEET; THENCE RUN N.00° 43.57' E. 24.00 FEET; THENCE RUN N.49° 11' 00" W. 15.00 FEET; THENCE RUN S.00° 43.57' W. 10.00 FEET; THENCE RUN N.49° 11' 00" W. 8.00 FEET; THENCE RUN N.00° 43.57' E. 20.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 31.00 FEET; THENCE NORTHWESTERLY 89.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO THE POINT OF TANGENCY; THENCE RUN N.87° 18' 00" W. 41.81 FEET; THENCE RUN N.00° 43.57' E. 18.88 FEET; THENCE RUN N.87° 18' 00" W. 44.00 FEET; THENCE RUN N.77° 24' 17" W. 21.88 FEET; THENCE RUN S.00° 43.57' W. 11.82 FEET; THENCE RUN S.30° 37' 10" W. 87.83 FEET; THENCE RUN S.2° 43.57' W. 13.00 FEET TO THE SOUTHEASTERN RIGHT OF WAY OF LAKE PARK DRIVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERNLY AND HAVING A RADIUS OF 84.00 FEET; THENCE FROM A CHORD BEARING OF N.42° 50' 00" E. 80.10 FEET ALONG SAID POINT OF WAY 81.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 52' 00" TO THE POINT OF TANGENCY; THENCE RUN N.54° 00' 40" E. 113.88 FEET TO THE SOUTH LINE OF THE AFORESAID LAKEWOOD AT THE CROSSINGS UNIT TWO; THENCE LEAVING THE AFORESAID RIGHT OF WAY OF LAKE PARK DRIVE RUN ALONG SAID SOUTH LINE OF LAKEWOOD AT THE CROSSINGS UNIT TWO S.33° 59' 23" E. 30.24 FEET; THENCE RUN S.W. 1/4 1/4 S.24° E. 81.48 FEET TO THE POINT OF BEGINNING P.O.B. CONTAINING THEREIN 19.223 ACRES MORE OR LESS.

LEGIBILITY UNSATISFACTORY  
FOR REPRODUCTION

Exhibit "A"

32

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS is made this 19<sup>th</sup> day of January, 1987, by  
GENERAL HOMES-FLORIDA, INC., a corporation organized and  
validly existing under and by virtue of the laws of the State  
of Delaware, whose post office address is: 6200 Courtney  
Campbell Causeway, Suite 900, Tampa, Florida 33607 (hereinafter  
referred to as the "Declarant");

**W I T N E S S E T H:**

WHEREAS, Declarant on March 11, 1985, made and executed  
that certain Declaration of Covenants, Conditions, and  
Restrictions for Lakewood at the Crossings, Unit Two a  
Subdivision recorded at Official Records Book 1688, Page 1855,  
of the Public Records of Seminole County, Florida (hereinafter  
referred to as the "Declaration"), which Declaration by the  
terms thereof, affects only the following described real  
property located in Seminole County Florida.

All property located in Lakewood at the  
Crossings, Unit Two subdivision, Seminole  
County, Florida, according to the Map or  
Plat thereof recorded in Plat Book 33, Page  
49-53 of the Public Records of Seminole  
County, Florida;

and

WHEREAS, Declarant on August 22, 1986 made and executed  
that certain Supplemental Declaration of Covenants, Conditions,  
and Restrictions recorded at Official Records Book 1787 Page  
962 of the Public Records of Seminole County, Florida, which  
document, by the terms thereof, affects the following described  
real property located in Seminole County, Florida.

All property located in Lakewood at the  
Crossings, Unit Four subdivision, Seminole  
County, Florida, according to the Map or  
Plat thereof recorded in Plat Book 35,  
Pages 58-60 of the Public Records of  
Seminole County, Florida; (said real  
property is hereinafter referred to as  
"Lakewood.")

and

WHEREAS, the Declaration, in Article VIII,  
Section 1 thereof, provides as follows:

**"SECTION 1. Addition to Existing Property.**  
Additional lands may become subject to this  
Declaration in the following manner:

10.27.86/gen hom hom/72.78

OFFICIAL RECORDS  
BOOK 1829 PAGE 1384  
SEMINOLE CO. FL.

DAVID M. SCHEER  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.  
383170

RECORDED & VERIFIED  
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(a) Annexation. Additional land contiguous to the Subdivision as described in Plat Book 33, Page 49-53, in the Public Records of Seminole County, may be annexed by the Declarant into the Subdivision without the consent of the members of the Association within ten (10) years of the date of this instrument, provided that the annexation is approved by the FBA and VA. The Declarant or any other owner of land shall have the right to submit and make subject to this Declaration any additional land upon approval of the Board of Directors of the Association, with the approval of members of the Association holding two-thirds (2/3) of the votes of each class of

membership of the Association entitled to vote thereon, and with the approval of FBA and VA. Any additional land authorized under this and the succeeding subsections to be added to the Subdivision shall be made by recording in the Public Records of Seminole County, Florida, an amendment to this Declaration and an annexation agreement with respect to the additional land which shall extend the covenants and restrictions of this Declaration to such additional land. Such amendment shall impose assessments on the land covered thereby a uniform, per Lot basis, substantially equivalent to the assessments imposed by this Declaration, and may contain such complementary additions or modifications of the covenants and restrictions contained in this Declaration as may be applicable to the additional land."

and

WHEREAS, Declarant is the sole fee simple owner of the following described real property located in Seminole County Florida:

All property located in Lakewood at the Crossings, Unit Three subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 36, Pages 77-79 of the Public Records of Seminole County, Florida, more fully described in Exhibit "A" attached hereto and incorporated herein; (said real property is hereinafter referred to as "Annexed Parcel.")

and

WHEREAS, the Annexed Parcel is located contiguous to Lakewood at the Crossings, Unit Two, Subdivision and thus, under the terms of the Declaration, may be annexed by the Declarant into the Subdivision without the consent of the members of the Lakewood Homeowners' Association, Inc., within ten (10) years of the date of the Declaration, provided that the annexation is approved by the Federal Housing Administration (FHA) and Veterans Administration (VA); and

WHEREAS, the Federal Housing Administration (FHA) and Veterans Administration (VA) have approved the annexation of the Annexed Parcel into the previously approved Declaration for Lakewood at the Crossings, Unit Two, as required by the Declaration; and

1829 1385  
BOOK PAGE  
OFFICIAL RECORDS

WHEREAS, under the terms of the Declaration, Declarant desires to modify and amend the Declaration to annex the Annexed Parcel thereto and to declare that the Annexed Parcel subject to all of the terms and provisions of the Declaration, as may be modified and amended hereby, all as hereinafter set forth; and,

WHEREAS, Declarant desires to modify and amend certain provisions of the Declaration as applicable to the annexed parcel, and correct a scrivener's error appearing in the Declaration so that said error shall not be applicable to the land annexed hereunder.

NOW, THEREFORE, the Declaration shall be and is modified and amended as follows:

1. Declarant agrees that the real property known as Lakewood at the Crossings, Unit Three, Subdivision described in Exhibit "A" hereto is hereby annexed into the Subdivision referenced in the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida.

2. From the effective date hereof the Annexed Parcel is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied, and used subject to the easements, restrictions, covenants, and conditions as set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Annexed Parcel and be binding upon all parties having any right, title, or interest in and to the Annexed Parcel or any part thereof and their heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereto.

3. Each lot within the Annexed Parcel shall be subject to an annual assessment as provided in Article VII of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the

1829 1386  
BOOK PAGE  
OFFICIAL RECORDS  
SEMINOLE COUNTY, FLA.

Public Records of Seminole County, Florida, the same as if said lot were in the original legal description of the subdivision.

4. With respect only to the additional lands annexed by this document, Article IV, Section 2 of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida, is hereby amended to read as follows:

**SECTION 2. Committee Membership.** The Architectural Control Committee membership shall be initially composed of T.J. Dodson, of General Homes, Lorraine C. McAnallen of General Homes, and Jack Hanson, of General Homes, who by majority vote may designate a representative (herein called "Designated Representative") to act for and on behalf of the Architectural Control Committee and to exercise all powers and perform all duties of the Architectural Control Committee. The address of the Architectural Control Committee is 6200 Courtney Campbell Causeway, Suite 900, Tampa, Florida, 33607. However, at such time as all of the Lots in the Subdivision have been sold by Declarant, the powers and duties of the Architectural Control Committee shall immediately vest in and be assigned to the Association, and the Architectural Control Committee shall thereafter exist as a committee of the Association under the control of the Association's Board of Directors.

5. With respect only to the additional lands annexed by this document, Article III, Section 15 of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida, is hereby amended to read as follows:

**SECTION 15. Antennae and Satellite Dishes.** No radio or television aerial wires or antenna shall be permitted to extend above the highest point of the roof. Each antenna shall be located on the rear of the dwelling. No satellite dish shall be erected or installed on any Lot unless:

- a. such satellite dish is erected or installed and maintained solely within the imaginary lines drawn parallel from the rear side corners of the dwelling to the rear Lot line;
- b. no part of such satellite dish is erected or installed and maintained within 3 feet of the ~~rear~~ Lot line;
- c. no part of such satellite dish extends above the highest point of the roof of the dwelling on the Lot; and
- d. the Architectural Control Committee has approved in writing the location and installation of the satellite dish prior to its construction.

1829 1387  
SEMINOLE CO. FL.  
BOOK PAGE

6. This Supplemental Declaration of Covenants, Conditions, and Restrictions shall become effective as of the time it is recorded in the Public Records of Seminole County, Florida.

7. All of the terms and provisions of the Declaration shall remain in full force and effect except as modified and amended hereby.

IN WITNESS WHEREOF, Declarant has hereunto set its hand and seal, as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

GENERAL HOMES-FLORIDA, INC.  
a Delaware corporation

By: T.J. Dodson  
T.J. Dodson, Vice President

Margaret Thomas  
Witnessed

1829 1388  
SEMINOLE CO. FL.  
OFFICIAL RECORDS  
BOOK PAGE

STATE OF FLORIDA  
COUNTY OF Orange

BEFORE ME, the undersigned authority, on this day personally appeared T.J. Dodson on the      day of January, 1987, by T.J. Dodson, as vice President of GENERAL HOMES-FLORIDA, INC., a Delaware corporation, on behalf of said corporation.

Margaret M. Dodson  
NOTARY PUBLIC, State of  
Florida at Large

My Commission Expires:

(SEAL)

Notary Public, State of Florida at Large  
My Commission Expires January 2, 1990  
Bonded Thru Brown & Brown, Inc.





JOINDER AND CONSENT

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded in official Records Book 1614, at page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Supplemental Declaration of Covenants, Conditions, and Restrictions.

1829  
1389  
OFFICIAL RECORDS  
BOOK PAGE

MBANK, HOUSTON, N.A.  
As Trustee

Signed in the presence of:

[Signature]  
Sharon L. Sheppard

By: Julie A. King  
Vice President

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Julie A. King, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 21st day of January 1987.

SHARON A. JORDAN  
Notary Public, State of Texas  
My Commission Expires 07-15, 1989

[Signature]  
(Notary Public)

My commission expires: [Signature]

THIS INSTRUMENT PREPARED BY:

NAME:

ADDR.:

Jack Hanson  
Executive Homes - Florida, Inc.  
1801 Lee Road Suite 170  
Winter Park, Florida 32789

JOINDER AND CONSENT

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded in official Records Book 1614, at page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Supplemental Declaration of Covenants, Conditions, and Restrictions.

Signed in the presence of:

[Signature]  
Betty J. Hill

SOUTHEAST BANK, N.A.  
As Trustee

By: [Signature]  
VICE PRESIDENT

STATE OF Florida  
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Owen J. Cox, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 17<sup>th</sup> day of March 1987.

Dianne M. [Signature]  
(Notary Public)

My commission expires

THIS INSTRUMENT PREPARED BY:

Notary Public, State of Florida at Large  
My Commission Expires August 22, 1990  
Bonded thru Huckleberry, Sibbey & Harvey Insurance and Bonds, Inc.

NAME: JACK HANSON  
ADDR.: GENERAL HOMES - FLORIDA, INC.  
1801 LEE ROAD SUITE 170  
WINTER PARK, FLORIDA 32789

EXHIBIT "A"

LAKEWOOD AT THE CROSSINGS UNIT THREE

SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

OFFICIAL RECORD  
BOOK PAGE  
1829 1391  
SEMINOLE CO. FL.

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE 8.00' 43'52"W. 74.59 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 TO THE SOUTH LINE OF LAKEWOOD AT THE CROSSINGS UNIT TWO AS RECORDED IN PLAT BOOK 33, PAGES 48 - 53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 8.00' 43'52"W. 1244.64 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 20; THENCE RUN S.07' 03'43"E. 56.64 FEET; THENCE RUN S.88' 56'47"W. 304.12 FEET; THENCE RUN N.00' 43'52"E. 115.11 FEET; THENCE RUN N.16' 41' 0"E. 52.00 FEET; THENCE RUN N.00' 43'52"E. 162.14 FEET; THENCE RUN N.44' 38'17"E. 31.72 FEET; THENCE RUN N.00' 43'52"E. 241.80 FEET; THENCE RUN N.89' 16'08"W. 105.00 FEET; THENCE RUN S.00' 43'52"W. 10.00 FEET; THENCE RUN N.89' 16'08"W. 50.00 FEET; THENCE RUN N.00' 43'52"E. 28.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY; THENCE RUN N.89' 16'08"W. 46.51 FEET; THENCE RUN N.00' 43'52"E. 155.00 FEET; THENCE RUN N.89' 16'08"W. 440.00; THENCE RUN N.77' 24'17"W. 77.66 FEET; THENCE N.52' 01'58"W. 118.25 FEET; THENCE N.30' 37'20"W. 57.93 FEET; THENCE N.59' 54'35"W. 130.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF LAKE PARK DRIVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE FROM A CHORD BEARING OF N.42' 03'05"E. RUN ALONG SAID RIGHT OF WAY 394.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'20" TO THE POINT OF TANGENCY; THENCE RUN N.54' 00'45"E. 111.68 FEET TO THE SOUTH LINE OF THE AFORESAID LAKEWOOD AT THE CROSSINGS UNIT TWO; THENCE LEAVING THE AFORESAID RIGHT OF WAY OF LAKE PARK DRIVE RUN ALONG SAID SOUTH LINE OF LAKEWOOD AT THE CROSSINGS UNIT TWO S.35' 59'25"E. 30.24 FEET; THENCE RUN S.89' 16'36"E. 884.86 FEET TO THE POINT OF BEGINNING P.O.B. CONTAINING THEREIN 18.223 ACRES MORE OR LESS.

23  
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**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 14th day of NOVEMBER, 1987, by GENERAL HOMES CORPORATION, organized and validly existing under and by virtue of the laws of the State of Texas, whose post office address is: 6200 Courtney Campbell Causeway, Suite 900, Tampa, Florida 33607 (hereinafter referred to as the "Declarant");

**WITNESSETH:**

WHEREAS, Declarant on March 11, 1985, made and executed that certain Declaration of Covenants, Conditions, and Restrictions recorded at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida (hereinafter referred to as the "Declaration"), which Declaration, by the terms thereof, affects only the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit One subdivision, Seminole County, Florida, according to the Map of Plat thereof recorded in Plat Book 32, Pages 44, 45, and 46 of the Public Records of Seminole County, Florida;  
(said real property is hereinafter referred to as "Lakewood.")

and

WHEREAS, Declarant on March 11, 1985, made and executed that certain Declaration of Covenants, Conditions, and Restrictions for Lakewood at the Crossings, Unit Two a Subdivision recorded at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida (hereinafter referred to as the "Declaration"), which Declaration by the terms thereof, affects only the following described real property located in Seminole County, Florida.

All property located in Lakewood at The Crossings, Unit Two subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 33, Page 49-53 of the Public Records of Seminole County, Florida;

and

WHEREAS, Declarant on August 22, 1986 made and executed that certain Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at Official Records Book 1787, Page 0962, of the Public Records of Seminole County, Florida, which document, by the terms thereof, affects the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit Four subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 35, Pages 58-60 of the Public Records of Seminole County, Florida; (said real property is hereinafter referred to as "Lakewood.")

and

WHEREAS, Declarant on January 19, 1987 made and executed that certain Supplemental Declaration of Covenants, Conditions, and Restrictions recorded

BOOK 11026  
PAGE 1607  
1914 0181  
SEMINOLE CO. FL.

DAVID N. BERGER  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL.  
463217

RECORDED & VERIFIED  
DEC 14 PM 2:49

THIS INSTRUMENT PREPARED BY:

NAME

ADDRESS

CITY

STATE

ZIP

DATE

TIME

BY

REMARKS

1987 DEC 14 PM 2:49

463217

DAVID N. BERGER

CLERK OF CIRCUIT COURT

SEMINOLE COUNTY, FL.

463217

RECORDED & VERIFIED

DEC 14 PM 2:49

at Official Records Book 1829 Page 1384 of the Public Records of Seminole County, Florida, which document, by the terms thereof, affects the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit Three subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 36 Pages 80-81 of the Public Records of Seminole County, Florida; (said real property is hereinafter referred to as "Lakewood.")

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PAGE  
1914 0182  
SEMI-STATE CO. FL.

and  
WHEREAS, the Declaration, in Article VIII, Section 1 thereof, provides as follows:

"SECTION 1. Addition to Existing Property.  
Additional lands may become subject to this Declaration in the following manner:

(a) Annexation. Additional land contiguous to the Subdivision as described in Plat Book 33, Page 49-53, in the Public Records of Seminole County, may be annexed by the Declarant into the Subdivision without the consent of the members of the Association within ten (10) years of the date of this instrument, provided that the annexation is approved by the FHA and VA. The Declarant or any other owner of land shall have the right to submit and make subject to this Declaration any additional land upon approval of the Board of Directors of the Association, with the approval of members of the Association holding two-thirds (2/3) of the votes of each class of membership of the Association entitled to vote thereon, and with the approval of FHA and VA. Any additional land authorized under this and the succeeding subsections to be added to the Subdivision shall be made by recording in the Public Records of Seminole County, Florida, an amendment to this Declaration and an annexation agreement with respect to the additional land which shall extend the covenants and restrictions of this Declaration to such additional land. Such amendment shall impose assessments on the land covered thereby on a uniform, per lot basis, substantially equivalent to the assessments imposed by this Declaration, and may contain such complementary additions or modifications of the covenants and restrictions contained in this Declaration as may be applicable to the additional land."

and

WHEREAS, Declarant is the sole fee simple owner of the following described real property located in Seminole County Florida:

All property located in Lakewood at The Crossings, Unit Five subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 38, Pages 47-48 of the Public Records of Seminole County, Florida, more fully described in Exhibit "A" attached hereto and incorporated herein; (said real property is hereinafter referred to as "Annexed Parcel.")

and

WHEREAS, the Annexed Parcel known as Unit Five is located contiguous to

Lakewood at the Crossings, Unit Three, and thus, under the terms of the Declaration, may be annexed by the Declarant into the Subdivision without the consent of the members of the Lakewood Homeowners' Association, Inc., within ten (10) years of the date of the Declaration, provided that the annexation is approved by the Federal Housing Administration (FHA) and Veterans Administration (VA); and

WHEREAS, the Federal Housing Administration (FHA) and Veterans Administration (VA) have approved the annexation of the property described in Exhibit "A", as required by the Declaration; and

WHEREAS, under the terms of the Declaration, Declarant desires to modify and amend the Declaration to annex the Annexed Parcel thereto and to declare that the Annexed Parcel subject to all of the terms and provisions of the Declaration, as may be modified and amended hereby, all as hereinafter set forth; and,

WHEREAS, Declarant desires to modify and amend certain provisions of the Declaration as applicable to the annexed parcel, and correct a scrivener's error appearing in the Declaration so that said error shall not be applicable to the land annexed hereunder.

NOW, THEREFORE, the Declaration shall be and is modified and amended as follows:

1. Declarant agrees that the real property known as Lakewood at The Crossings, Unit Five, Subdivision described in Exhibit "A" hereto is hereby annexed into the Subdivision referenced in the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida.

2. From the effective date hereof the Annexed Parcel is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied, and used subject to the easements, restrictions, covenants, and conditions as set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Annexed Parcel and be binding upon all parties having any right, title, or interest in and to the Annexed Parcel or any part thereof and their heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereto.

3. Each lot within the Annexed Parcel shall be subject to an annual assessment as provided in Article VII of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book

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RECORDED  
SEMINOLE CO. FL.

1640, Page 1510, of the Public Records of Seminole County, Florida, the same as if said lot were in the original legal description of the subdivision.

4. With respect only to the additional lands annexed by this document, Article IV, Section 2 of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida, is hereby amended to read as follows:

**SECTION 2. Committee Membership.** The Architectural Control Committee membership shall be initially composed of T. J. Dodson, of General Homes Corporation, Lorraine C. McAnallen of General Homes Corporation, and David J. Evans of General Homes Corporation who by majority vote may designate a representative (herein called "Designated Representative") to act for and on behalf of the Architectural Control Committee and to exercise all powers and perform all duties of the Architectural Control Committee. The address of the Architectural Control Committee is 6200 Courtney Campbell Causeway, Suite 900, Tampa, Florida, 33607. However, at such time as all of the lots in the subdivision have been sold by Declarant, the powers and duties of the Architectural Control Committee shall immediately vest in and be assigned to the Association, and the Architectural Control Committee shall thereafter exist as a committee of the Association under the control of the Association's Board of Directors.

5. This Supplemental Declaration of Covenants, Conditions, and Restrictions shall become effective as of the time it is recorded in the Public Records of Seminole County, Florida.

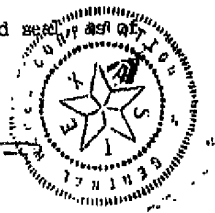
6. All of the terms and provisions of the Declaration shall remain in full force and effect except as modified and amended hereby.

IN WITNESS WHEREOF, Declarant has hereunto set its hand and seal the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

*Lorraine C. McAnallen*  
*David J. Evans*  
GENERAL HOMES CORPORATION  
a Texas Corporation  
David J. Evans  
Vice President

Witnesses



STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

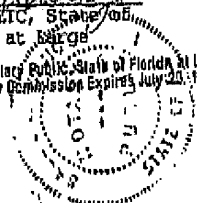
BEFORE ME, the undersigned authority, on this day personally appeared  
David J. Evans on the 16<sup>th</sup> day of November, 1987, by  
Vice PRESIDENT OF GENERAL HOMES CORPORATION, a Texas Corporation, on behalf  
of said corporation.

My Commission Expires:

*David J. Evans*  
NOTARY PUBLIC, State of  
Florida at Large

(SPAL)

Notary Public, State of Florida at Large  
My Commission Expires July 22, 1988



BOOK PAGE  
1914 0184  
SEMINOLE CO. FL.

JOINDER AND CONSENT TO DEDICATION AND AGREEMENT

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded in Official Records Book 1614, at Page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1623, at Page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at Page 251. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at Page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as Trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Developers Agreement by the Owner and dedication of the lands as described on attached, Exhibit "A", by the owner thereof.

Signed in the presence of:

Laura Redmire  
Jonathan M. Phillips

SOUTHEAST BANK, N.A.  
As Trustee

By:

Jonathan M. Phillips  
Vice President

STATE OF FLORIDA

COUNTY OF DADE

Before me, the undersigned authority, on this day personally appeared John F. Lauer, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 25th day of November 1987.

Jonathan M. Phillips  
(Notary Public)

My commission expires:

THIS INSTRUMENT PREPARED BY:

NAME: T. J. Dodson

ADDR.: 1801 Lee Road, Suite 170  
Winter Park, Florida 32701

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES 11/25/1991  
DADE COUNTY, FLORIDA



LAKEWOOD AT THE CROSSINGS, UNIT FIVE  
SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

1914 0186  
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND SAID POINT BEING ON THE EASTERLY BOUNDARY OF LAKEWOOD AT THE CROSSINGS UNIT THREE AS RECORDED IN PLAT BOOK 36, PAGES 80-81 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID LAKEWOOD AT THE CROSSINGS UNIT THREE THROUGH THE FOLLOWING COURSES AND DISTANCES: THENCE S.07°03'43"E. 56.64 FEET; THENCE S.88°56'47"W. 304.12 FEET TO THE SOUTHWEST CORNER OF TRACT C OF SAID LAKEWOOD AT THE CROSSINGS UNIT THREE FOR THE POINT OF BEGINNING; THENCE LEAVING SAID LAKEWOOD AT THE CROSSINGS UNIT THREE, CONTINUE S.88°56'47"W. 979.47 FEET; THENCE N.29°58'26"W. 31.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS 1,005.00 FEET; THENCE NORTHERLY 224.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'35" TO A POINT ON SAID CURVE AND SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF LAKE PARK DRIVE AND THE SOUTHERLY BOUNDARY LINE OF LAKEWOOD AT THE CROSSINGS UNIT FOUR AS RECORDED IN PLAT BOOK 35, PAGES 58-60 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF LAKE PARK DRIVE AND ALSO BEING THE BOUNDARY LINE OF LAKEWOOD AT THE CROSSINGS UNIT FOUR AND A PORTION OF LAKEWOOD AT THE CROSSINGS UNIT TWO AS RECORDED IN PLAT BOOK 33, PAGES 49-53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE FROM A TANGENT BEARING OF N.17°09'51"W. RUN ON A NON-RADIAL LINE N.76°57'01"E. 60.16 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE FROM A TANGENT BEARING OF N.17°25'14"W. RUN NORTHERLY 783.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'39" TO A POINT ON SAID CURVE AND SAID POINT BEING A POINT ON THE SOUTHWEST CORNER OF TRACT B OF AFORESAID LAKEWOOD AT THE CROSSINGS UNIT THREE; THENCE LEAVING THE EASTERLY BOUNDARY LINE OF AFORESAID LAKEWOOD AT THE CROSSINGS UNIT TWO RUN EASTERLY AND SOUTHERLY ALONG THE BOUNDARY LINE OF SAID LAKEWOOD AT THE CROSSINGS UNIT THREE THROUGH THE FOLLOWING COURSES AND DISTANCES: THENCE S.59°54'35"E. 130.00 FEET; THENCE S.30°37'20"E. 57.93 FEET; THENCE S.62°01'58"E. 118.25 FEET; THENCE S.77°24'17"E. 77.66 FEET; THENCE S.89°16'08"E. 440.00 FEET; THENCE S.00°43'52"W. 155.00 FEET; THENCE S.89°16'08"E. 46.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY; THENCE S.00°43'52"W. 28.10 FEET; THENCE S.89°16'08"E. 50.00 FEET; THENCE N.00°43'52"E. 10.00 FEET; THENCE S.89°16'08"E. 105.00 FEET; THENCE S.00°43'52"W. 241.90 FEET; THENCE S.44°38'11"W. 31.72 FEET; THENCE S.00°43'52"W. 162.14 FEET; THENCE S.16°41'10"W. 52.00 FEET; THENCE S.00°43'52"W. 115.11 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 19.759 ACRES.

EXHIBIT "A"

LEGIBILITY UNSATISFACTORY  
FOR MICROFILMING

JOINDER AND CONSENT TO DEDICATION AND AGREEMENT

The undersigned hereby certifies that it is the co-trustee and holder of a mortgage which is recorded in Official Records Book 1614, at Page 1563 of the Public Records of Seminole County, Florida, and rerecorded March 19, 1985 in Official Records Book 1622, at Page 1351 and assignment and consolidation of mortgage recorded April 8, 1985, in Official Records Book 1629, at Page 51. Together with a Mortgage Supplement signed October 4, 1985 and recorded in the Official Record Book 1676, at Page 0683 of the Public Records of Seminole County, Florida, to MBank Houston, N.A. and Southeast Bank, N.A., as Trustees, upon the above described property and the undersigned hereby joins in and consents to the execution of this Developers Agreement by the Owner and dedication of the lands as described on attached, Exhibit "A", by the owner thereof.

MBANK HOUSTON, N.A.  
As Trustee

Signed in the presence of:

Godd M. Fuller  
Nancy A. Pommeo

By: John M. Toth  
JOHN M. TOTH  
VICE PRESIDENT

STATE OF Texas  
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared JOHN M. TOTH, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed in the capacity therein stated.

Given under my hand and sealed this 30 day of November, 1987.

Geraldine A. Reimer  
(Notary Public)

My commission expires 1991-11-01  
GERALDINE A. REIMER  
Notary Public in and for the State of Texas  
My Commission Expires

THIS INSTRUMENT PREPARED BY:

NAME: T. J. Dodson

ADDR.: 1801 Lee Road, Suite 170  
Winter Park, Florida 32701

LAKWOOD AT THE CROSSINGS, UNIT FIVE  
SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

1914 0186  
SEMINOLE CO. FL.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND SAID POINT BEING ON THE EASTERLY BOUNDARY OF LAKEWOOD AT THE CROSSINGS UNIT THREE AS RECORDED IN PLAT BOOK 36, PAGES 80 - 81 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID LAKEWOOD AT THE CROSSINGS UNIT THREE THROUGH THE FOLLOWING COURSES AND DISTANCES: THENCE S.07°03'43"E. 56.64 FEET; THENCE S.88°56'47"W. 304.12 FEET TO THE SOUTHWEST CORNER OF TRACT C OF SAID LAKEWOOD AT THE CROSSINGS UNIT THREE FOR THE POINT OF BEGINNING; THENCE LEAVING SAID LAKEWOOD AT THE CROSSINGS UNIT THREE, CONTINUE S.88°56'47"W. 979.47 FEET; THENCE N.29°58'26"W. 31.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS 1,005.00 FEET; THENCE NORTHERLY 224.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'35" TO A POINT ON SAID CURVE AND SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF LAKE PARK DRIVE AND THE SOUTHERLY BOUNDARY LINE OF LAKEWOOD AT THE CROSSINGS UNIT FOUR AS RECORDED IN PLAT BOOK 35, PAGES 58 - 60 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF LAKE PARK DRIVE AND ALSO BEING THE BOUNDARY LINE OF LAKEWOOD AT THE CROSSINGS UNIT FOUR AND A PORTION OF LAKEWOOD AT THE CROSSINGS UNIT TWO AS RECORDED IN PLAT BOOK 33, PAGES 49 - 53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE FROM A TANGENT BEARING OF N.17°07'51"W. RUN ON A NON RADIAL LINE N.76°52'01"E. 60.16 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE FROM A TANGENT BEARING OF N.17°25'14"W. RUN NORTHERLY 783.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'39" TO A POINT ON SAID CURVE AND SAID POINT BEING A POINT ON THE SOUTHWEST CORNER OF TRACT B OF AFORESAID LAKEWOOD AT THE CROSSINGS UNIT THREE; THENCE LEAVING THE EASTERLY BOUNDARY LINE OF AFORESAID LAKEWOOD AT THE CROSSINGS UNIT TWO RUN EASTERLY AND SOUTHERLY ALONG THE BOUNDARY LINE OF SAID LAKEWOOD AT THE CROSSINGS UNIT THREE THROUGH THE FOLLOWING COURSES AND DISTANCES: THENCE S.59°54'35"E. 130.00 FEET; THENCE S.30°37'20"E. 57.93 FEET; THENCE S.62°01'58"E. 118.25 FEET; THENCE S.77°24'17"E. 77.66 FEET; THENCE S.89°16'08"E. 440.00 FEET; THENCE S.00°43'52"W. 155.00 FEET; THENCE S.89°16'08"E. 46.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY; THENCE S.00°43'52"W. 28.10 FEET; THENCE S.89°16'08"E. 50.00 FEET; THENCE N.00°43'52"E. 10.00 FEET; THENCE S.89°16'08"E. 105.00 FEET; THENCE S.00°43'52"W. 241.90 FEET; THENCE S.44°38'11"W. 31.72 FEET; THENCE S.00°43'52"W. 162.14 FEET; THENCE S.16°41'10"W. 52.00 FEET; THENCE S.00°43'52"W. 115.11 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 19.759 ACRES.

EXHIBIT "A"

LEGIBILITY UNSATISFACTORY  
FOR MICROFILMING

21/3.06  
DAVID N. BERNIER  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL

RECORDED & VERIFIED

518387

1988 JUN 28 PM 2:44

**SUPPLEMENTAL DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 28 day of JUNE, 1988, by GENERAL HOMES CORPORATION, organized and validly existing under and by virtue of the laws of the State of Texas, whose post office address is: 6200 Courtney Campbell Causeway, Suite 900, Tampa, Florida 33607 (hereinafter referred to as the "Declarant");

**WITNESSETH:**

WHEREAS, Declarant on March 11, 1985, made and executed that certain Declaration of Covenants, Conditions, and Restrictions recorded at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida (hereinafter referred to as the "Declaration"), which Declaration, by the terms thereof, affects only the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit One subdivision, Seminole County, Florida, according to the Map of Plat thereof recorded in Plat Book 32, Pages 44, 45, and 46 of the Public Records of Seminole County, Florida;  
(said real property is hereinafter referred to as "Lakewood.")

and

WHEREAS, Declarant on March 11, 1985, made and executed that certain Declaration of Covenants, Conditions, and Restrictions for Lakewood at the Crossings, Unit Two a Subdivision recorded at Official Records Book 1688, Page 1855, of the Public Records of Seminole County, Florida (hereinafter referred to as the "Declaration"), which Declaration by the terms thereof, affects only the following described real property located in Seminole County, Florida.

All property located in Lakewood at The Crossings, Unit Two subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 33, Pages 49-53 of the Public Records of Seminole County, Florida;

and

WHEREAS, Declarant on August 22, 1986 made and executed that certain Supplemental Declaration of Covenants, Conditions, and Restrictions recorded at Official Records Book 1787, Page 0962, of the Public Records of Seminole County, Florida, which document, by the terms thereof, affects the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit Four subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 35, Pages 58-60 of the Public Records of Seminole County, Florida; (said real property is hereinafter referred to as "Lakewood.")

and

WHEREAS, Declarant on January 19, 1987 made and executed that certain Supplemental Declaration of Covenants, Conditions, and Restrictions recorded

EXHIBIT "B"

THIS INSTRUMENT PREPARED BY:

NAME J. J. DORSON

ADDN. 1901 LEE ST.

SUITE 170

MIAMI PARK, FL 33129

1988 JUN 28 PM 2:44

1971 0555

BOOK 1787

PAGE 0962

at Official Records Book 1829 Page 1384 of the Public Records of Seminole County, Florida, which document, by the terms thereof, affects the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit Three subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 36 Pages 80-81 of the Public Records of Seminole County, Florida; (said real property is hereinafter referred to as "Lakewood.")

and

WHEREAS, Declarant on December 14, 1987 made and executed that certain Supplemental Declaration of Covenants, Conditions and Restrictions recorded at Official Records Book 1914, Page 0181, of the Public Records of Seminole County, Florida, which document, by the terms thereof, affects the following described real property located in Seminole County, Florida.

All property located in Lakewood at the Crossings, Unit Five Subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 38, Pages 47-48 of the Public Records of Seminole County, Florida; (said real property is hereinafter referred to as "Lakewood.")

and

WHEREAS, the Declaration, in Article VIII, Section 1 thereof, provides as follows:

"SECTION 1. Addition to Existing Property. Additional lands may become subject to this Declaration in the following manner:

(a) Annexation. Additional land contiguous to the Subdivision as described in Plat Book 33, Pages 49-53, in the Public Records of Seminole County, may be annexed by the declarant into the Subdivision without the consent of the members of the Association within ten (10) years of the date of this instrument, provided that the annexation is approved by the FHA and VA. The declarant or any other owner of land shall have the right to submit and make subject to this Declaration any additional land upon approval of the Board of Directors of the Association, with the approval of members of the Association holding two-thirds (2/3) of the votes of each class of membership of the Association entitled to vote thereon, and with the approval of FHA and VA. Any additional land authorized under this and the succeeding subsections to be added to the Subdivision shall be made by recording in the Public Records of Seminole County, Florida, an amendment to this Declaration and an annexation agreement with respect to the additional land which shall extend the covenants and restrictions of this Declaration to such additional land. Such

1971 0654  
SEMINOLE CO. FL.  
BOOK PAGE

amendment shall impose assessments on the land covered thereby on a uniform, per Lot basis, substantially equivalent to the assessments imposed by this Declaration, and may contain such complementary additions or modifications of the covenants and restrictions contained in this Declaration as may be applicable to the additional land."

and

WHEREAS, Declarant is the sole fee simple owner of the following described real property located in Seminole County Florida:

All property located in Lakewood at The Crossings, Unit Six subdivision, Seminole County, Florida, according to the Map or Plat thereof recorded in Plat Book 39, Pages 52-55 of the Public Records of Seminole County, Florida, more fully described in Exhibit "A" attached hereto and incorporated herein; (said real property is hereinafter referred to as "Annexed Parcel.")

1971 0655  
BOOK PAGE  
SEMINOLE CO. FL.

and

WHEREAS, the Annexed Parcel known as Unit Six is located contiguous to Lakewood at the Crossings, Unit Four, which has been properly annexed heretofore, and thus, under the terms of the Declaration, may be annexed by the declarant into the Subdivision without the consent of the members of the Lakewood Homeowners' Association, Inc., within ten (10) years of the date of the Declaration, provided that the annexation is approved by the Federal Housing Administration (FHA) and Veterans Administration (VA); and

WHEREAS, the Federal Housing Administration (FHA) and Veterans Administration (VA) have approved the annexation of the property described in Exhibit "A", as required by the Declaration; and

WHEREAS, under the terms of the Declaration, Declarant desires to modify and amend the Declaration to annex the Annexed Parcel thereto and to declare that the Annexed Parcel subject to all of the terms and provisions of the Declaration, as may be modified and amended hereby, all as hereinafter set forth; and,

WHEREAS, Declarant desires to modify and amend certain provisions of the Declaration as applicable to the annexed parcel, and correct a scrivener's error appearing in the Declaration so that said error shall not be applicable to the land annexed hereunder.

NOW, THEREFORE, the Declaration shall be and is modified and amended as follows:

1. Declarant agrees that the real property known as Lakewood at The

Crossings, Unit Six, Subdivision described in Exhibit "A" hereto is hereby annexed into the Subdivision referenced in the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida.

2. From the effective date hereof the Annexed Parcel is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied, and used subject to the easements, restrictions, covenants, and conditions as set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Annexed Parcel and be binding upon all parties having any right, title, or interest in and to the Annexed Parcel or any part thereof and their heirs, personal representatives, successors, and assigns, and shall inure to the benefit of each owner thereto.

3. Each lot within the Annexed Parcel shall be subject to an annual assessment as provided in Article VII of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida, the same as if said lot were in the original legal description of the subdivision.

4. With respect only to the additional lands annexed by this document, Article IV, Section 2 of the Declaration of Covenants, Conditions, and Restrictions recorded by Declarant at Official Records Book 1640, Page 1510, of the Public Records of Seminole County, Florida, is hereby amended to read as follows:

**SECTION 2. Committee Membership.** The Architectural Control Committee membership shall be initially composed of T. J. Dodson, of General Homes Corporation, Lorraine C. McAnallen of General Homes Corporation, and David J. Evans of General Homes Corporation who by majority vote may designate a representative (herein called "Designated Representative") to act for and on behalf of the Architectural Control Committee and to exercise all powers and perform all duties of the Architectural Control Committee. The address of the Architectural Control Committee is 6200 Courtney Campbell Causeway, Suite 900, Tampa, Florida, 33607. However, at such time as all of the Lots in the Subdivision have been sold by Declarant, the powers and duties of the Architectural Control Committee shall immediately vest in and be assigned to the Association, and the Architectural Control Committee shall thereafter exist as a committee of the Association under the control of the Association's Board of Directors.

5. This Supplemental Declaration of Covenants, Conditions, and Restrictions shall become effective as of the time it is recorded in the Public Records of Seminole County, Florida.

6. All of the terms and provisions of the Declaration shall remain in full force and effect except as modified and amended hereby.

RECORDS SECTION  
BOOK PAGE  
1971 0656  
SEMINOLE CO. FL.

IN WITNESS WHEREOF, Declarant has hereunto set its hand and seal, as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

C. M. Bannett

Sandra Pedersen  
Witnesses

GENERAL HOMES CORPORATION  
a Texas Corporation

By: [Signature]  
David J. Evans  
Vice President

BOOK PAGE  
1971 0657  
SEMPLE CO. FL.

STATE OF FLORIDA

COUNTY OF Hillsborough

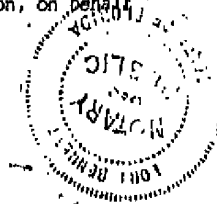
BEFORE ME, the undersigned authority, on this day personally appeared  
David J. Evans on the 19<sup>th</sup> day of Dec., 1988, by  
Vice PRESIDENT OF GENERAL HOMES CORPORATION, a Texas Corporation, on behalf  
of said corporation.

My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires JAN. 28, 1991

[Signature]  
NOTARY PUBLIC, State of  
Florida at Large

(SEAL)





LAKEWOOD AT THE CROSSINGS  
HOMEOWNERS' ASSOCIATION, INC.

NOTICE OF PAINT COLOR RESTRICTIONS

There are currently homes within the Lakewood At The Crossings community that are painted in colors that do not conform to the standards mandated by Article IV, Section 1 of the Declaration of Covenants, Conditions and Restrictions, recorded at Official Records Book 1640, Page 1510, Public Records of Seminole County, Florida, as amended and supplemented. This Section reads in part as follows:

"Section 1. Approval of Building Plans. No dwelling, fence, wall, solar panels, or other improvements or structures shall be commenced, erected, placed, or altered on any Lot, and no exterior addition to or change or alteration therein shall be made, until the plans and specifications, and a site plan describing the nature, kind, shape, height, and materials thereof, and showing the location of the same, have been approved in writing by the Architectural Control as to harmony of exterior design and color with existing structures as to location with respect to topography and finished ground elevation and as to compliance with minimum construction standards of the Architectural Control Committee."

The Declaration of Covenants, Conditions and Restrictions requires the Association to review color choices in relation to the color's harmony with existing exterior structures and colors. At present, there may be homes within the Lakewood community which do not meet this requirement or standard. BY THIS NOTICE THE ASSOCIATION IS PLACING ALL PRESENT AND FUTURE OWNERS OF LOTS LOCATED WITHIN THE PROPERTIES DESCRIBED ON ATTACHED EXHIBIT "A" OF THE FACT THAT THEY CANNOT AND SHOULD NOT RELY ON EXISTING COLORS OF RESIDENCES IN THE COMMUNITY AS AN INDICATION OF THAT PARTICULAR COLOR'S FUTURE ACCEPTABILITY. PRESENT AND FUTURE PROPERTY OWNERS ARE ALSO REMINDED THAT ALL PAINT COLORS ARE TO BE SUBMITTED TO, AND APPROVED BY, THE ASSOCIATION'S ARCHITECTURAL CONTROL COMMITTEE OR BOARD OF DIRECTORS PRIOR TO THE REPAINTING OF ANY RESIDENCE PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

This NOTICE OF PAINT COLOR RESTRICTIONS was adopted as a resolution of the Board of Directors on the 8th day of February, 1993.

ATTEST:

BY: Charles A. Gaines, Jr.  
Print Name/626 Tomlinson Terrace  
Secretary Lake Mary, FL 32746

LAKEWOOD AT THE CROSSINGS  
HOMEOWNERS' ASSOCIATION, INC.

BY: Philip R. Bogan  
Print Name /613 Tomlinson Terrace, Lake Mary,  
President Florida 32746

STATE OF FLORIDA  
COUNTY OF Seminole

Sworn to and subscribed before me  
this 8th day of February, 1993.

Maureen C. Musial  
Maureen C. Musial  
Personally Known

OR Produced Identification ☒

Type of Identification Produced Florida Drivers License

RECEIVED LAKEWOOD, NOT

THIS INSTRUMENT PREPARED BY:  
RUTH E. L. FRENCH, ESQUIRE  
CLERK, FRENCH & CRENSHAW, P.A.  
1900 Summit Tower Bldg., #800  
Orlando, FL 32802



OFFICIAL SEAL  
MAUREEN C. MUSIAL  
My Commission Expires  
June 25, 1996  
Comm. No. CC 211975

SEMINOLE CO. FL

RECORDED & VERIFIED  
SEMINOLE COUNTY, FL  
398359

RECORDED & VERIFIED  
MAR 26 AM 8:28

OFFICIAL RECORDS  
PAGE  
BOOK 11026  
PAGE 1545

EXHIBIT "A"

All Lots located in LAKEWOOD AT THE CROSSINGS Unit One subdivision according to the Plat thereof recorded at Official Records Book 32, Pages 44 - 46, Public Records of Seminole County, Florida.

All Lots located in LAKEWOOD AT THE CROSSINGS Unit Two subdivision according to the Plat thereof recorded at Official Records Book 33, Pages 49 - 53, Public Records of Seminole County, Florida.

All Lots located in LAKEWOOD AT THE CROSSINGS Unit Three subdivision according to the Plat thereof recorded at Official Records Book 36, Pages 80 - 81, Public Records of Seminole County, Florida.

All Lots located in LAKEWOOD AT THE CROSSINGS Unit Four subdivision according to the Plat thereof recorded at Official Records Book 35, Pages 58 - 60, Public Records of Seminole County, Florida.

All Lots located in LAKEWOOD AT THE CROSSINGS Unit Five subdivision according to the Plat thereof recorded at Official Records Book 38, Pages 47 - 48, Public Records of Seminole County, Florida.

OFFICIAL RECORDS  
BOOK PAGE  
2561 1546  
SEMINOLE CO. FL.

178 811 134 / 306 468 305 15

NOTARY PUBLIC, STATE OF FLORIDA  
SUSAN L. HARRIS  
My Comm. Exp. 06/30/2018  
CLERK OF COURT, 10272015  
ROBERT L. HARRIS, JR.  
RECEIVED 06/15/2015  
ROBERT L. HARRIS, JR.

This instrument prepared by and  
after recording return to:

Albert R. Cook, Esquire  
1211 State Road 436, Suite 127  
Casselberry, FL 32707

.....(Space above this line for recording data).....

CERTIFICATE OF AMENDMENT  
TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS OF  
LAKEWOOD AT THE CROSSINGS

**CERTIFICATE OF AMENDMENT**

WE THE UNDERSIGNED, TOM BENED, President, and LEANNE BENJAMIN, Secretary, of LAKEWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC., do hereby certify that the following is a true and correct copy of an Amendment to Declaration of Covenants, Conditions & Restrictions for LAKEWOOD AT THE CROSSINGS, which was passed by vote of at least two-thirds of the members of the Association, with the intent to amend the Declaration of Covenants, Conditions & Restrictions recorded at Official Records Book 1640, Page 1510, Public Records of Seminole County, Florida, AND the Declaration of Covenants, Conditions & Restrictions recorded at Official Records Book 1688, Page 1855, Public Records of Seminole County, Florida (hereinafter collectively referred to as the "Declarations"), as follows:

1. Article IV, Section 5, of each Declaration is deleted in its entirety and is replaced by the following, new, Section 5:

The duties and powers of the Architectural Control Committee shall never expire so long as these Covenants remain in effect pursuant to Article IX, Section 1, of this Declaration.

WE FURTHER CERTIFY that the foregoing Amendment was entered upon the records of the Corporation, that the Amendment is in accordance with its Declarations and By-Laws, and that this Amendment is submitted for recording in order to provide public notice to all owners of property in LAKEWOOD AT THE CROSSINGS that they are bound by the Declarations, amended as referred to above.

IN WITNESS THEREOF, we have hereunto subscribed our names as President and Secretary, respectively, of the Corporation.

Lakewood at the Crossings Homeowners Association, Inc.

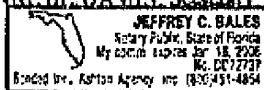
By: \_\_\_\_\_

TOM BENED, President

By: \_\_\_\_\_

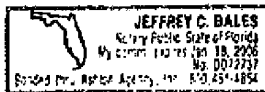
LEANNE BENJAMIN, Secretary

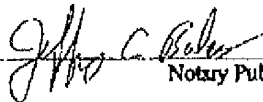
STATE OF FLORIDA  
COUNTY OF SEMINOLE



The foregoing instrument was acknowledged before me, a Notary Public, duly authorized in the state and county aforesaid to take acknowledgements, this 15 day

of February, 2006, by Tom Bened, as President of Lakewood at the Crossings Homeowners Association, Inc., and by Leanne Benjamin, as Secretary of Lakewood at the Crossings Homeowners Association, Inc., who are both personally known to me and who did take an oath.



  
Notary Public

State of Florida  
My Commission Expires:

Lakewood  
at  
The Crossings

ARTICLES OF INCORPORATION

1985

This is an electronically rendered copy of the Lakewood Homeowners' official document whose title is mentioned above. It has been faithfully reproduced, checked and rechecked again, but does not purport to be the legal document of which it is a copy.

This document is for reference purposes only, and persons requiring the use of a legally official version, should avail themselves of the real document on file and available in the offices of the Association's management company.

LAKWOOD At The CROSSINGS

ARTICLES OF INCORPORATION

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I certify that the attached is a true and correct copy of the Articles of Incorporation of LAKEWOOD AT THE CROSSINGS HOMEOWNERS' Association, INC., a corporation organized under the Laws of the State of Florida, filed on May 24, 1985, as shown by the records of this office.

The charter number of this corporation is N09459.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 24th day of May, 1985

/s/ George Firestone  
Secretary of State



ARTICLES OF INCORPORATION

OF

LAKEWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator of a corporation under the Florida Not for Profit Corporation Act hereby adopts the following Articles of Incorporation for such corporation.

ARTICLE I

Name

The name of the corporation is LAKEWOOD AT THE CROSSINGS HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

Principal Office

The principal office of the Association is located at 1502 Rocky Point Drive, Suite 900, Tampa. Florida 33607.

ARTICLE III

Registered Office and Registered Agent

The street address of the initial registered office of the Association is 2502 Rocky Point Drive Suite 900, Tampa Florida, 33607, and the name of its initial registered agent at such address is David J. Evans.

ARTICLE IV

Purpose and Power of The Association

This association is a not for profit corporation organized to provide for the maintenance, preservation, and architectural control of the Lots (as hereinafter defined) in the Lakewood at the Crossings Subdivision (as hereinafter defined) under the jurisdiction of the Association and to promote the health, safety and welfare of the residents under the jurisdiction of this association and any additions thereto as may hereafter be brought within the jurisdiction of this Association. This Association shall have the power to:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to this property and recorded or to be recorded in the public records of Seminole County, Florida, and as the same may be amended from time to time as therein provided, said

Declaration being incorporated herein as set forth at length and the terms used herein shall have the same meaning as in the Declaration;

- (b) fix, levy, collect, and enforce payment by any lawful means, all charges and assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;
- (c) acquire (by gift, purchase, or otherwise) own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) borrow money, and with the assent of two-thirds (2/3) of the membership of the Association, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property, provided that any such merger, consolidation or annexation shall be initiated and approved by the Declarant when the Class B membership is larger than the Class A membership. At such time that Class A membership is larger than Class B membership, such merger, consolidation, or annexation shall require the assent of the Board of Directors of said Association;
- (e) dedicate, sell or transfer all or any part of the Common area, if any, to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of membership of the Association, agreeing to such dedication, sale or transfer;
- (g) have and to exercise any and all powers, rights, and privileges that a corporation organized under the Florida Not for Profit Corporation Act may now or thereafter have or exercise.

#### ARTICLE V

##### Membership

The membership includes every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to Assessment by the Association.

## ARTICLE VI

### Voting Rights

The Association shall have two classes of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (b) on January 1, 1995.

## ARTICLE VII

### Board of Directors

The affairs of this Association shall be managed by a Board of five (5) directors, who need not be members of the Association. The number of directors may be changed by amendment of the by-Laws of the Association. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are:

|                       |                                                         |
|-----------------------|---------------------------------------------------------|
| Name:                 | Address:                                                |
| T. J. Dodson          | 2502 Rocky Point Dr., Suite 900                         |
| Lorraine C. McAnallen | 2502 Rocky Point Dr., Suite 900<br>Tampa, Florida 33607 |
| David J. Evans        | 2502 Rocky Point Dr., Suite 900<br>Tampa, Florida 33607 |
| Jack Hanson           | 2502 Rocky Point Dr., Suite 900<br>Tampa, Florida 33607 |
| Leonard Glessner      | 2502 Rocky Point Dr., Suite 900<br>Tampa, Florida 33607 |

At the first annual meeting, the members shall elect three (3) directors for a term of three (3) years: one (1) director for a term of two (2) years; and one (1) director for a term of one (1) year.

At each annual meeting thereafter, the members shall elect a director or

directors to fill any and all vacancies created by the expired term of a director or directors.

#### ARTICLE VIII

##### Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the of membership of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

#### ARTICLE IX

##### Duration

The period of duration of the Association shall be perpetual.

#### ARTICLE X

##### Amendments

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

#### ARTICLE XI

##### VA Approval

As long as there is a Class B membership, the following actions will require the approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, dissolution or amendment of these Articles.

#### ARTICLE XII

##### Conflicts

In the case of any conflict between the Bylaws and these Articles of Incorporation, the Articles shall control, and in the case of any conflict between the Declaration and these Articles of Incorporation, the Declaration shall control.

ARTICLE XIII

Incorporator

The name and street address of the incorporator is:

Name:  
David J. Evans

Address:  
2502 Rocky Point Dr., Suite 900  
Tampa, Florida 33607

IN WITNESS WHEREOF, the undersigned incorporator has executed these articles  
this 21/day of May, 1985,

/s/ David J. Evans

THE STATE OF FLORIDA     )  
                                      )  
COUNTY OF HILLSBOROUGH    )

The foregoing instrument was acknowledged before me on this 21st day of May,  
1985, by David J. Evans as Incorporator.

Notary Public For The State of Florida at large  
My Commission Expires on July 25, 1988

/s/ Sallie J. Ewing

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of  
process for the above stated Association, at the place designated herein, I  
hereby agree to act in this capacity and I further agree to comply with the  
provisions at the place designated herein, I hereby agree to act in this  
capacity, and I further agree to comply with the provisions of all statutes  
relative to the proper and complete performance of my duties.

Dated this 21st day of May, 1985

/s/ David J. Evans

Lakewood  
at  
The Crossings

BY LAWS

1985

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LAKWOOD At The CROSSINGS

BY LAWS

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BYLAWS  
OF  
LAKEWOOD HOMEOWNERS ASSOCIATION

ARTICLE 1

Name and Location

The Name of the Corporation is Lakewood Homeowners' Association, Inc., hereinafter referred to as the "Association".

The principal office of the Association shall be located at 2502 Rocky Point Drive, Suite 900, Tampa, Florida, 33607, but meetings of members and directors may be held at such places within Seminole County, State of Florida, as may be designated by the Board of Directors.

Definitions

Section 1. "Association" shall mean and refer to Lakewood Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns. ,

Section 2. "Declarant" shall mean and refer to General Homes-Florida, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

Section 3. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to the properties recorded or to be recorded in Seminole County, Florida, and any additions and supplements thereto.

Section 4. "Lot" or "Lots" shall mean and refer to any plot of land shown upon any recorded map of the Properties.

Section 5. "Member" shall mean and refer to those members entitled to membership as provided in the Declaration and Articles of Incorporation.

Section 6. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the properties subject to a maintenance charge assessment by the Association, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 7. "Properties" shall mean and refer to that certain real property or properties described in the Declaration of Covenants, Conditions, and Restrictions and any additional properties that may hereafter be brought within the jurisdiction of the Association.



### ARTICLE III

#### Meeting of Members

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of every-year thereafter, at the hour of 7:30 PM at the principal office of the Association.

If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday. Notice of annual meetings shall not be required.

The Board of Directors of said Association may change the meeting place of the annual meeting and subsequently notice of the annual meeting will be required to be mailed to all members.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of the secretary or person authorized to call such meeting, by filing a copy of such notice, postage prepaid, not less than fifteen (15) or more than fifty (50) days before such meeting to each Member entitled to vote thereat, addressed to the Members address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice.

Such notice shall specify the place, day and hour of the meeting, and the purpose of the meeting. Notice of annual meetings shall not be required unless the place of the annual meeting is changed, as referred to in Section 1 above.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws.

### ARTICLE IV

#### Board of Directors

Section 1. Board of Directors. The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association.

Section 2. Term of Office. The initial directors of the Association set forth in the Articles of Incorporation shall hold office until the first annual meeting. At said annual meeting, the members shall elect three (3) directors for a term of three (3) years, one (1) director for a term of two (2) years, and one (1) director for a term of one (1) year.

Section 3. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting.

The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting.

The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 4. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies, may cast, in respect to each vacancy, as many votes as they are entitled to cast under the provisions of the Declaration.

The persons receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted.

Section 5. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association.

In the event of death, resignation or removal of a director, his successor shall be elected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 6. Compensation. No director shall receive compensation for any service he may render to the Association; provided, however, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

## ARTICLE V

### Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association or by any two (2) directors after not less than three (3) days notice to each director. Such notice may be waived at or prior to such meeting by unanimous consent of the Board.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Action Without a Meeting. Any action which may be required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action so taken is signed by all the members of the Board of Directors.

Such consent shall be placed in the minute book of the Association with the minutes of the Board of Directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

## ARTICLE VI

### Powers and Duties of the Association

Section 1. Powers. The Association, by and through its Board of Directors, shall have the following rights and powers:

- (a) suspend the voting rights and right to the use of any facilities or services provided by the Association of a Member during any period in which such member shall be in default in the payment of any assessment levied by the Association.

Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

- (b) exercise on behalf of the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;
- (c) declare the office of a Member of the Board to be vacant in the event such board Member shall be absent from three (3) consecutive meetings of the Board of Directors;
- (d) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties and the terms of employment of services; and
- (e) to exercise such other rights and powers granted to it under the Declaration, the Articles of Incorporation, or these By-Laws.

Section 2. Duties. It shall be the duty of the Association, by and through its Board of Directors, to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting, when such statement is

- requested in writing by one-fourth (1/4) of the Members who are entitled to vote, at least ten (10) days prior to the annual meeting or special meeting; (b) supervise all officers, agents, and employees of this Association, and to see that their duties are properly performed;
- (c) as more fully provided in the Declaration, to fix the amount of the annual assessment against properties subject to the jurisdiction of the Association and take such actions as it deems appropriate to collect such assessments and to enforce the liens given to secure payment thereof;
- (d) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period;
- (e) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states that an assessment has been paid, such certificates shall be conclusive evidence of such payment;
- (f) procure and maintain such liability and hazard insurance as it may deem appropriate on any property or facilities owned or leased by the Association; and
- (g) cause any officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

## ARTICLE VII

### Officers and Their Duties

Section 1. Enumeration of Offices. The officers of this Association shall be a president, who shall be at all times a member of the Board of Directors; a vice president; a secretary; and a treasurer; and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3.1 Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or become otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Authority to Sign Checks. The Board, from time to time, may authorize any person or persons, who need not be officers or directors of the Association, to sign checks of the Association.

Such agents may be authorized to sign singly or jointly, as the Board in its discretion may decide. The Board may at any time rescind or revoke such authority granted to any person.

Such authority may be given to a person or Persons in conjunction with or in lieu of the authority of the treasurer to sign checks. In the absence of any appointments by the Board under this Section 5, the treasurer of the Association shall have sole authority to sign the Association's checks.

Section 6. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary.

Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such, resignation shall not be necessary to make it effective.

Section 7. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 8. Multiple Offices. No person shall simultaneously hold both the offices of president and secretary. The offices of secretary and treasurer may be held by the same person.

No person shall simultaneously hold more than one of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 9. Duties: The duties of the officers of the Association are as follows:

- (a) President. The President of the Association shall preside at all meetings of the Board of Directors of the Association; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, and other written instruments and shall co-sign all promissory notes.
- (b) Vice President. The vice President shall act in the place and instead of the President in the event of his absence, inability or refusal to act and shall exercise and discharge such other duties as may be required of him by the Board.
- (c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members, keep the corporate seal of the Association and affix it on all papers requiring said seal, serve notice of meetings of the Board and of the members, keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.
- (d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all moneys of the Association and shall disburse such funds as directed by resolution of the Board of Directors, shall sign all checks

and promissory notes of the Association, keep proper books of account, and keep accurate books and records of the fiscal affairs of the Association and make the same available for inspection by Members of the Association during normal business hours.

#### ARTICLE VIII

##### Committees

The Association may appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

#### ARTICLE IX

##### Books and Records

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member.

The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

#### ARTICLE X

##### Assessments

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made.

Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of ten (10) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any action shall be added to the amount of such assessment.

No owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the facilities or services provided by the Association or by abandonment of his Lot.

#### ARTICLE XI

##### Corporate Seal

The Association shall have a seal in circular form having within its circumference the words "Lakewood Homeowners' Association" and within the center the word "Florida".

ARTICLE XII

Amendments

Section 1. Amendments. The By-Laws may be amended, at a regular or special meeting of the Board of Directors, by a vote of a majority of a quorum of Board members present, except that the Federal Housing Administration and Veterans Administration shall have the right to veto amendments while there is a Class B membership.

Section 2. Conflict. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XIII

Miscellaneous

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of Lakewood Homeowner's Association, have hereunto set our hands this 1st day of May, 1985

/s/ DAVID J. EVANS  
/s/ T.J. DODSON  
/s/ LORRAINE C. MCANALLEN  
/s/ JACK HANSON  
/s/ LEONARD GLESSNER

/s/ Dated May 1st, 1985 of Orange County, Florida notaries to each of the signatures of the above.

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Lakewood Homeowners' Association, Inc., a Florida corporation, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held 1st day of May 1985.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 1st day of May, 1985.

/s/ LORRAINE C. MCANALLEN, Secretary

PLATS UNITS 2-3-4

PLAT BOOK 53  
AND PAGE 50

SHEET 2 OF 5

**LAKELWOOD AT THE CROSSINGS UNIT TWO**  
SECTIONS 17 & 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA

NOTES:  
1. THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, IS A SUBDIVISION OF THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, AS SHOWN ON THE PLAT.  
2. THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, IS A SUBDIVISION OF THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, AS SHOWN ON THE PLAT.  
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9. THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, IS A SUBDIVISION OF THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, AS SHOWN ON THE PLAT.  
10. THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, IS A SUBDIVISION OF THE LAKELWOOD AT THE CROSSINGS UNIT TWO, PLAT 53, BOOK 53, INSTRUMENT 2026041215, AS SHOWN ON THE PLAT.

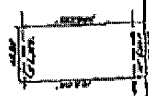
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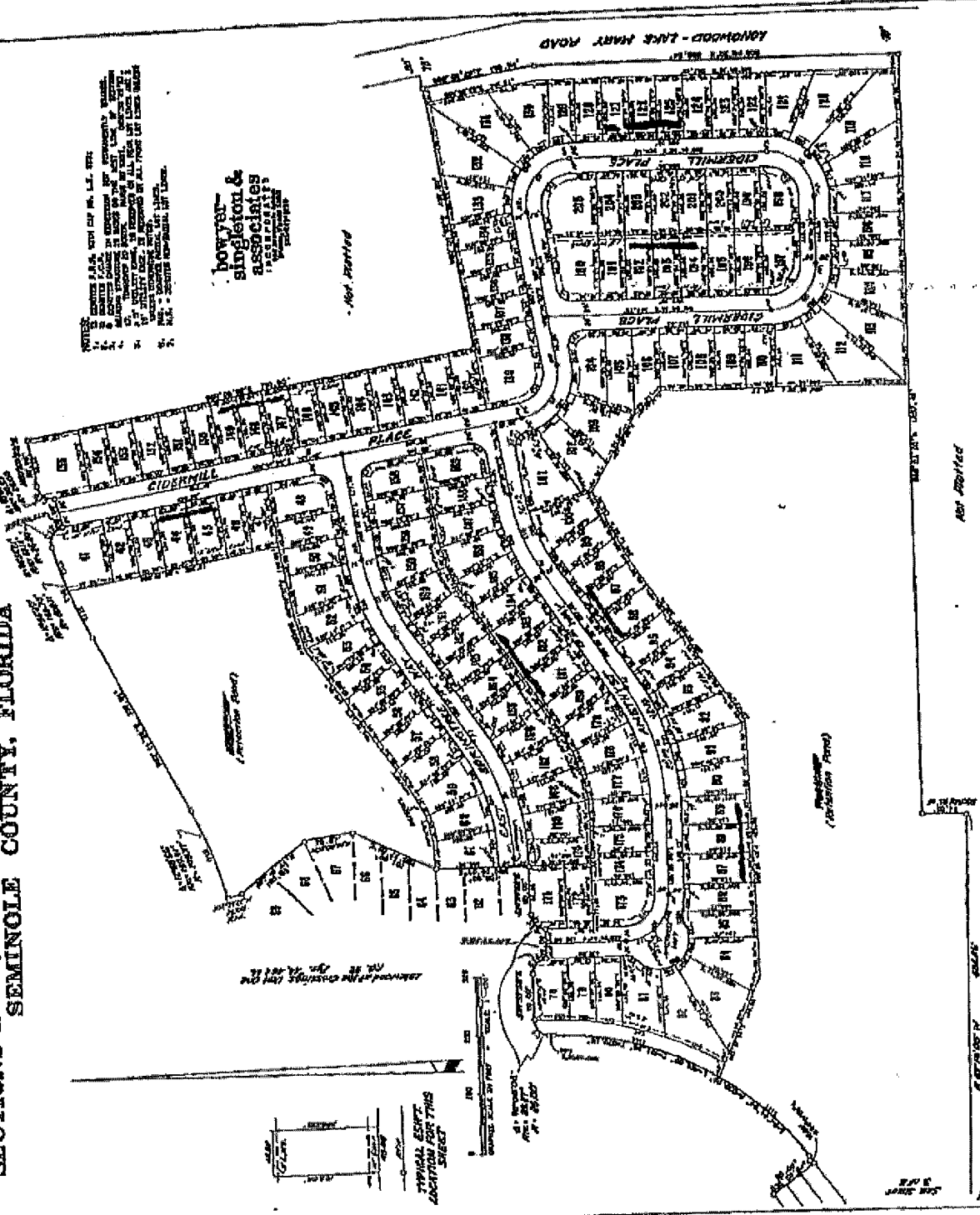
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See Sheet 3  
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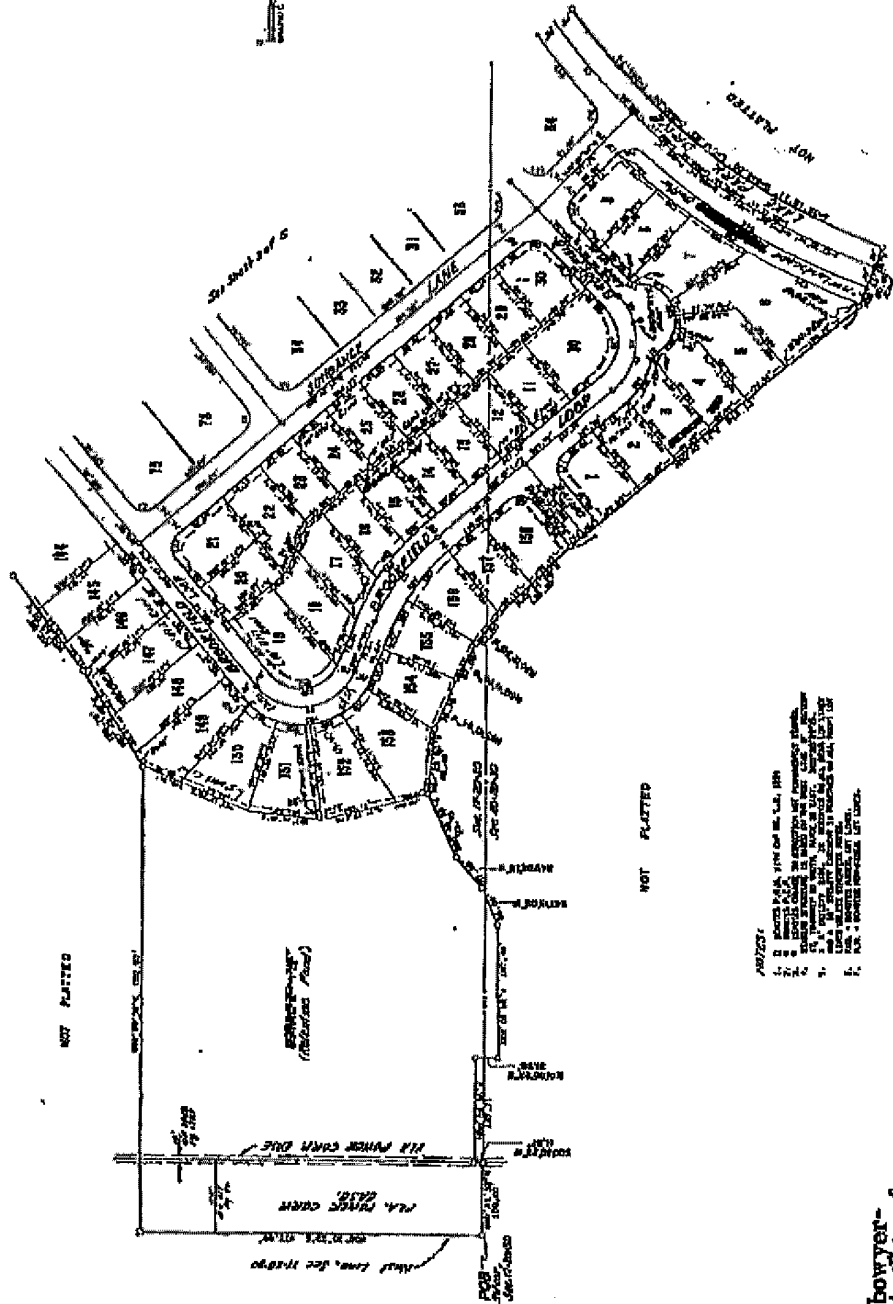


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PLAY BOOK 53  
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SHEET 4 OF 5

# LAKEWOOD AT THE CROSSINGS UNIT TWO

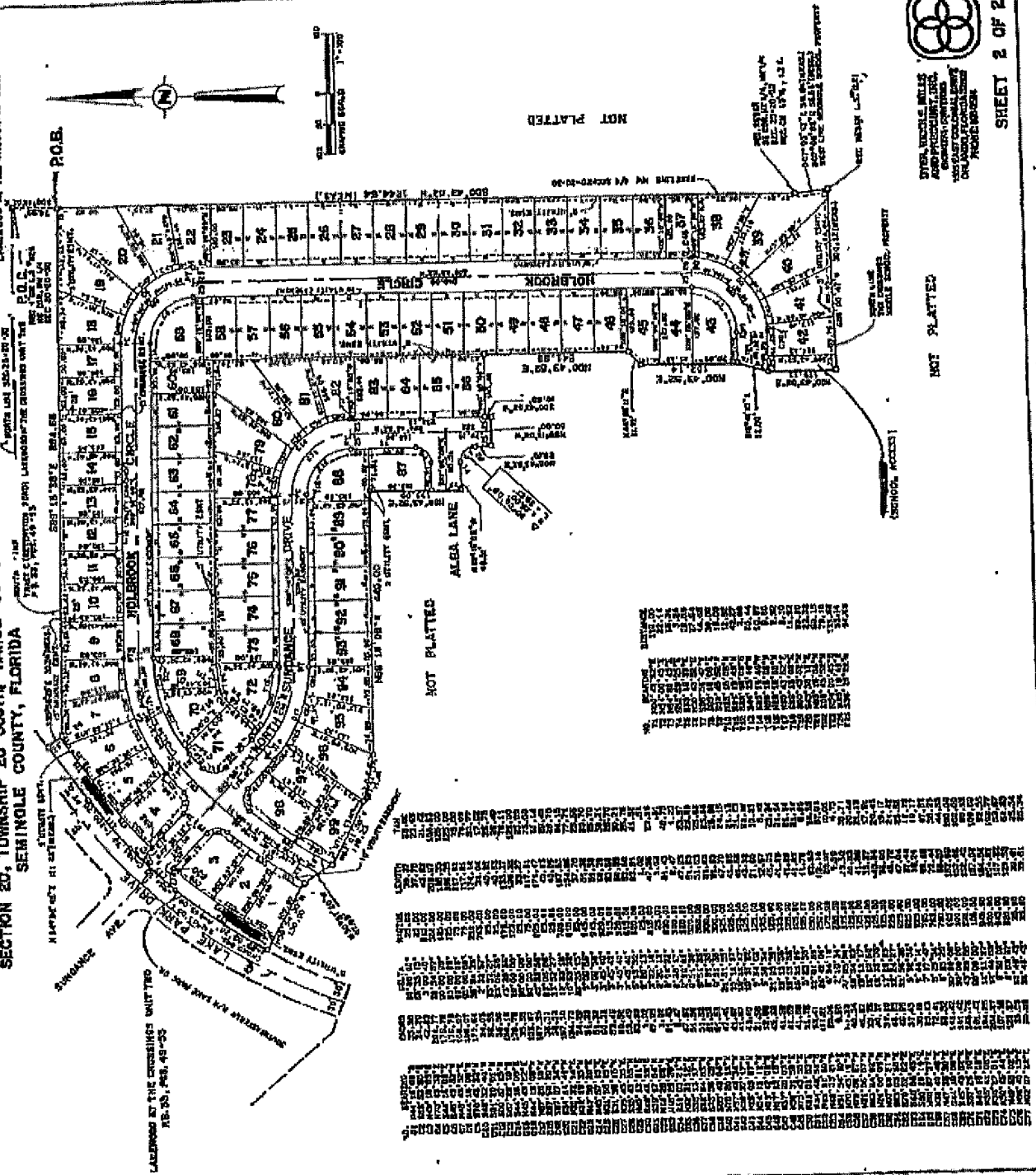
SECTIONS 17 & 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA



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Lowyer-  
singletton &  
associates  
attorneys  
at law  
tallahassee, florida

**LAKEWOOD AT THE CROSSINGS-UNIT THREE**  
SECTION 20, TOWNSHIP 20 SOUTH, RANGE 30 EAST  
SEMINOLE COUNTY, FLORIDA



TYLER, BECKLE, MILES  
AND ASSOCIATES, INC.  
CORPORATION  
155 EAST COLUMBIA STREET  
CHICAGO, ILLINOIS 60601  
PHONE 362-2824

**SHEET 2 OF 2**



## EXHIBIT B



Ron DeSantis  
J. Alex Kelly

March 20, 2026

Helena G. Malchow, Esq.  
Di Masi Burton, P.A.  
801 N Orange Avenue, Suite 500  
Orlando, Florida 32801-5202

**Re: Lakewood at the Crossings Homeowners Association, Inc. - Units 2, 3, and 4, Approval  
Determination Number: 26041**

Dear Ms. Malchow,

The Florida Department of Commerce (Commerce) has completed its review of the Proposed Revived Declaration of Covenants, Conditions, and Restrictions (Declaration of Covenants) and other governing documents for the Lakewood at the Crossings Homeowners Association, Inc. - Units Two, Three, and Four (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

In the event any third-party challenges this determination, the Association shall be responsible for defending this determination and the Association's compliance with the requirements of Chapter 720, Part III, Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth  
JDS/pm/rm

Helena G. Malchow, Esq.  
March 20, 2026  
Page 2 of 2

**NOTICE OF ADMINISTRATIVE RIGHTS**

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK  
FLORIDA DEPARTMENT OF COMMERCE  
OFFICE OF THE GENERAL COUNSEL  
107 EAST MADISON ST., MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX 850-921-3230  
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

## EXHIBIT C



| 631007 | 601000000                         | 600000000                             | 600000000 | 600000000 |
|--------|-----------------------------------|---------------------------------------|-----------|-----------|
| 631608 | Lisa and Khalid Boyd              | 648 Brookfield Loop Lake Mary, FL     | 1         | 2         |
| 645332 | Gary Adalian Noelle Adalian       | ✓ 653 Brookfield Loop Lake Mary, FL   | 10        | 2         |
| 631426 | Jasen Tate                        | 413 Amethyst Way Lake Mary, FL 3      | 100       | 2         |
| 615832 | Bobby Bunton Nancy Bunton         | 414 Cidermill Place Lake Mary, FL 3   | 101       | 2         |
| 615840 | Michael Mcvey Deborah Lapointe    | 418 Cidermill Place Lake Mary, FL 3   | 102       | 2         |
| 615849 | John Gibson Yazmin Gibson         | 422 Cidermill Place Lake Mary, FL 3   | 103       | 2         |
| 635784 | Luisa Valencia Adolfo Ortiz       | 563 Cidermill Place Lake Mary, FL 3   | 104       | 2         |
| 635825 | Paige Southward                   | 559 Cidermill Place Lake Mary, FL 3   | 105       | 2         |
| 615873 | Grace Torres                      | 555 Cidermill Place Lake Mary, FL 3   | 106       | 2         |
| 615885 | Amanda Martin                     | 551 Cidermill Place Lake Mary, FL 3   | 107       | 2         |
| 615769 | Michael Nevin Kelly Nevin         | 547 Cidermill Place Lake Mary, FL 3   | 108       | 2         |
| 615777 | Debora Sylvester                  | 543 Cidermill Place Lake Mary, FL 3   | 109       | 2         |
| 615661 | Joseph Allegra Lisa Allegra       | 649 Brookfield Loop Lake Mary, FL     | 11        | 2         |
| 615783 | Dan Camilli Tandy Camilli         | 539 Cidermill Place Lake Mary, FL 3   | 110       | 2         |
| 642909 | Paul Bigelow Tiffany Barbieri     | 535 Cidermill Place Lake Mary, FL 3   | 111       | 2         |
| 615806 | James Dennen Jane Dennen          | 531 Cidermill Place Lake Mary, FL 3   | 112       | 2         |
| 615815 | Desmond Campbell                  | 527 Cidermill Place Lake Mary, FL 3   | 113       | 2         |
| 615829 | Derek Demeter Lisa Perez          | 523 Cidermill Place Lake Mary, FL 3   | 114       | 2         |
| 615834 | Ricardo Lacourt Evelyn Lacourt    | 519 Cidermill Place Lake Mary, FL 3   | 115       | 2         |
| 615841 | Genci Bostanxhi                   | 515 Cidermill Place Lake Mary, FL 3   | 116       | 2         |
| 615851 | Digna Martinez Maite Martinez     | 511 Cidermill Place Lake Mary, FL 3   | 117       | 2         |
| 635859 | Giuseppe Geremia Nicole Wright    | 507 Cidermill Place Lake Mary, FL 3   | 118       | 2         |
| 645317 | Robert Griffin JoAnn Griffin      | ✓ 503 Cidermill Place Lake Mary, FL 3 | 119       | 2         |
| 615671 | Kenneth Rau                       | 645 Brookfield Loop Lake Mary, FL     | 12        | 2         |
| 615887 | Shirley Ann Riggs- Torrealba      | 499 Cidermill Place Lake Mary, FL 3   | 120       | 2         |
| 615899 | Edward Cross Diana Cross          | 495 Cidermill Place Lake Mary, FL 3   | 121       | 2         |
| 615907 | Karen Arnon Harry Arnon           | 491 Cidermill Place Lake Mary, FL 3   | 122       | 2         |
| 615922 | Willard Harrell Henrletta Harrell | 487 Cidermill Place Lake Mary, FL 3   | 123       | 2         |
| 636656 | Rudi Robert                       | 483 Cidermill Place Lake Mary, FL 3   | 124       | 2         |
| 635872 | Jason Johnson                     | ✓ 479 Cidermill Place Lake Mary, FL 3 | 125       | 2         |
| 615800 | Shyrene Hamzehioui                | 475 Cidermill Place Lake Mary, FL 3   | 126       | 2         |
| 615808 | Juan Velasquez                    | 471 Cidermill Place Lake Mary, FL 3   | 127       | 2         |
| 615818 | Peter Beebe Karrie Beebe          | 467 Cidermill Place Lake Mary, FL 3   | 128       | 2         |

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| 630218 | 2018-4 IH Borrower LP                | 463 Cidermill Place Lake Mary, FL 3   | 129 | 2 |
| 632097 | Ali Ahmed Shahd Saeed                | 641 Brookfield Loop Lake Mary, FL     | 13  | 2 |
| 630172 | Rubab Walji                          | 459 Cidermill Place Lake Mary, FL 3   | 130 | 2 |
| 615845 | Kelly Hauck Stephen Hauck            | 455 Cidermill Place Lake Mary, FL 3   | 131 | 2 |
| 636876 | Residential Home Buyer Orlando LLC   | 451 Cidermill Place Lake Mary, FL 3   | 132 | 2 |
| 615858 | Gordon Allen                         | 447 Cidermill Place Lake Mary, FL 3   | 133 | 2 |
| 630158 | Robert Gilbo                         | 443 Cidermill Place Lake Mary, FL 3   | 134 | 2 |
| 615874 | William Barnett Alice Tate           | 439 Cidermill Place Lake Mary, FL 3   | 135 | 2 |
| 635774 | Tracie Toro Ashley Rosato            | 435 Cidermill Place Lake Mary, FL 3   | 136 | 2 |
| 615897 | James Apuzzo                         | 431 Cidermill Place Lake Mary, FL 3   | 137 | 2 |
| 615906 | Matthew Louls                        | 427 Cidermill Place Lake Mary, FL 3   | 138 | 2 |
| 615656 | Dino Lucarelli                       | 558 W. Springtree Way Lake Mary,      | 138 | 2 |
| 615917 | Timothy Hayworth Amanda Hayworth     | 423 Cidermill Place Lake Mary, FL 3   | 139 | 2 |
| 615668 | Ralph Nieto Shirley Nieto            | 562 W. Springtree Way Lake Mary,      | 139 | 2 |
| 645476 | David Roy Caroline Collins           | ✓ 637 Brookfield Loop Lake Mary, FL   | 14  | 2 |
| 615677 | Rick Duplantis Monica Duplantis      | 566 W. Springtree Way Lake Mary,      | 140 | 2 |
| 615784 | Ovation Properties, Inc.             | 411 Cidermill Place Lake Mary, FL 3   | 140 | 2 |
| 642572 | William Moore Sandra Rogers          | ✓ 407 Cidermill Place Lake Mary, FL 3 | 141 | 2 |
| 640268 | Liz Roncal Bethzaida Roncal          | ✓ 570 W. Springtree Way Lake Mary,    | 141 | 2 |
| 630214 | 2019-1 IH Borrower, LP               | 403 Cidermill Place Lake Mary, FL 3   | 142 | 2 |
| 630098 | Joseph & Beverly LoCoco              | 574 W. Springtree Way Lake Mary,      | 142 | 2 |
| 634875 | Bradley Jenne Sean Moran             | 399 Cidermill Place Lake Mary, FL 3   | 143 | 2 |
| 615701 | Michael Masterson Jennifer Masterson | 578 W. Springtree Way Lake Mary,      | 143 | 2 |
| 615710 | James R Cleveland Rhonda Rev L Cross | 582 W. Springtree Way Lake Mary,      | 144 | 2 |
| 630211 | Progress Residential Borrower 6, LLC | 395 Cidermill Place Lake Mary, FL 3   | 144 | 2 |
| 615718 | Douglas Johnson Susan Johnson        | 586 W. Springtree Way Lake Mary,      | 145 | 2 |
| 629092 | IH6 Property Florida LP              | 391 Cidermill Place Lake Mary, FL 3   | 145 | 2 |
| 630238 | Melissa Shontz Larry Shontz          | 590 Brookfield Loop Lake Mary, FL     | 146 | 2 |
| 635775 | EK Real Estate Fund I LLC            | 387 Cidermill Place Lake Mary, FL 3   | 146 | 2 |
| 615736 | Hope Howell Louis Howell             | 594 Brookfield Loop Lake Mary, FL     | 147 | 2 |
| 615850 | Paul Shafranski                      | 383 Cidermill Place Lake Mary, FL 3   | 147 | 2 |
| 645619 | Samuel Vega                          | ✓ 379 Cidermill Place Lake Mary, FL 3 | 148 | 2 |
| 647639 | Gabriella Neff Donald Hanna          | ✓ 598 Brookfield Loop Lake Mary, FL   | 148 | 2 |
| 615865 | Naresh Kanderi                       | 375 Cidermill Place Lake Mary, FL 3   | 149 | 2 |

|        |                                           |                                     |     |   |
|--------|-------------------------------------------|-------------------------------------|-----|---|
| 615751 | Julie Pendry                              | 602 Brookfield Loop Lake Mary, FL   | 149 | 2 |
| 630240 | Progress Residential Borrower 3, LLC      | 633 Brookfield Loop Lake Mary, FL   | 15  | 2 |
| 647785 | Andrea Irwin                              | 371 Cidermill Place Lake Mary, FL 3 | 150 | 2 |
| 615758 | Thr Florida Lp                            | 606 Brookfield Loop Lake Mary, FL   | 150 | 2 |
| 615889 | Patrick Richardson Etheline Richardson    | 367 Cidermill Place Lake Mary, FL 3 | 151 | 2 |
| 628898 | Michael & Marissa Vittozzi                | 610 Brookfield Loop Lake Mary, FL   | 151 | 2 |
| 615896 | Kathryn Allison                           | 363 Cidermill Place Lake Mary, FL 3 | 152 | 2 |
| 635852 | Bao Van Tran                              | 614 Brookfield Loop Lake Mary, FL   | 152 | 2 |
| 638458 | Iman Zandi Mojgan Noroozizadeh            | 359 Cidermill Place Lake Mary, FL 3 | 153 | 2 |
| 615785 | Rodger Brown Susan Rodis-Brown            | 618 Brookfield Loop Lake Mary, FL   | 153 | 2 |
| 615913 | Lexie Moss, III Monique Moss              | 355 Cidermill Place Lake Mary, FL 3 | 154 | 2 |
| 615721 | Estate of Diannetta W Alexander Regina Az | 622 Brookfield Loop Lake Mary, FL   | 154 | 2 |
| 628595 | Kevin Roberts                             | 351 Cidermill Place Lake Mary, FL 3 | 155 | 2 |
| 647093 | Torrey Roberts Kimberly Roberts           | 626 Brookfield Loop Lake Mary, FL   | 155 | 2 |
| 615738 | Raymond Meyers Carol Meyers               | 630 Brookfield Loop Lake Mary, FL   | 156 | 2 |
| 615792 | Sandra Donis Kevin Donis                  | 403 E. Springtree Way Lake Mary, F  | 156 | 2 |
| 615747 | Kris Purdy Floried Purdy                  | 634 Brookfield Loop Lake Mary, FL   | 157 | 2 |
| 615799 | Klrankumar Nayee Daksha Nayee             | 407 E. Springtree Way Lake Mary, F  | 157 | 2 |
| 630242 | Mary Clouse                               | 638 Brookfield Loop Lake Mary, FL   | 158 | 2 |
| 633324 | Joseph Fife                               | 411 E. Springtree Way Lake Mary, F  | 158 | 2 |
| 632069 | Turn Two Properties LLC                   | 415 E. Springtree Way Lake Mary, F  | 159 | 2 |
| 615730 | James Stoeffler Lisa Farnsworth           | 629 Brookfield Loop Lake Mary, FL   | 16  | 2 |
| 637731 | SFR JV-2 Property LLC                     | 419 E. Springtree Way Lake Mary, F  | 160 | 2 |
| 615833 | Harry Parrino                             | 427 E. Springtree Way Lake Mary, F  | 161 | 2 |
| 615844 | Angel Lausell Ines Lausell                | 431 E. Springtree Way Lake Mary, F  | 162 | 2 |
| 615852 | Trste, Llc                                | 435 E. Springtree Way Lake Mary, F  | 163 | 2 |
| 615857 | Progress Res Borrower 2 Llc               | 439 E. Springtree Way Lake Mary, F  | 164 | 2 |
| 633287 | Gabriel Jativa Nicole Hernandez           | 443 E. Springtree Way Lake Mary, F  | 165 | 2 |
| 615875 | Shalev Llc                                | 447 E. Springtree Way Lake Mary, F  | 166 | 2 |
| 635284 | John & Julia Wolfe                        | 451 E. Springtree Way Lake Mary, F  | 167 | 2 |
| 615894 | Progress Res Borrower 2, Llc              | 455 E. Springtree Way Lake Mary, F  | 168 | 2 |
| 642881 | Tina Smith                                | 459 E. Springtree Way Lake Mary, F  | 169 | 2 |
| 615746 | Amal Ghorayeb Antoine Ghorayeb            | 625 Brookfield Loop Lake Mary, FL   | 17  | 2 |
| 615915 | Ann Slate Adolphus Slate, III             | 463 E. Springtree Way Lake Mary, F  | 170 | 2 |

|        |                                         |                                     |     |   |
|--------|-----------------------------------------|-------------------------------------|-----|---|
| 615926 | James Parsons Theresa Parsons           | 504 Amethyst Way Lake Mary, FL 3    | 171 | 2 |
| 629806 | Douglas Spence Meredith Spence          | 500 Amethyst Way Lake Mary, FL 3    | 172 | 2 |
| 634185 | Progress Orlando LLC                    | 472 Amethyst Way Lake Mary, FL 3    | 173 | 2 |
| 615820 | Cody Swanson                            | 468 Amethyst Way Lake Mary, FL 3    | 174 | 2 |
| 615827 | Steven Froyd Betty Froyd                | 464 Amethyst Way Lake Mary, FL 3    | 175 | 2 |
| 628674 | Tanya LaPierre                          | 460 Amethyst Way Lake Mary, FL 3    | 176 | 2 |
| 615846 | Oscar Redden, III                       | 456 Amethyst Way Lake Mary, FL 3    | 177 | 2 |
| 615855 | Cynthia Kingston                        | 448 Amethyst Way Lake Mary, FL 3    | 178 | 2 |
| 615861 | Donald Colaanni                         | 444 Amethyst Way Lake Mary, FL 3    | 179 | 2 |
| 615748 | Chanellia Davis Michael Davis           | 621 Brookfield Loop Lake Mary, FL   | 18  | 2 |
| 615869 | Joseph Brutto Jr.                       | 436 Amethyst Way Lake Mary, FL 3    | 180 | 2 |
| 615877 | Larry Wagner Alana Wagner               | 432 Amethyst Way Lake Mary, FL 3    | 181 | 2 |
| 615886 | Gayle Tidwell                           | ✓ 428 Amethyst Way Lake Mary, FL 3  | 182 | 2 |
| 615898 | George Morter                           | 424 Amethyst Way Lake Mary, FL 3    | 183 | 2 |
| 615908 | David Ramkay Sushilla Ramkay            | 420 Amethyst Way Lake Mary, FL 3    | 184 | 2 |
| 631147 | Sean Wilkinson Kelly Grant              | 416 Amethyst Way Lake Mary, FL 3    | 185 | 2 |
| 615927 | Steven Hanzman Marie Hanzman            | 412 Amethyst Way Lake Mary, FL 3    | 186 | 2 |
| 635323 | Marielli & Miguel Martinez Maria Valdez | 408 Amethyst Way Lake Mary, FL 3    | 187 | 2 |
| 615821 | Susan Sullivan                          | ✓ 404 Amethyst Way Lake Mary, FL 3  | 188 | 2 |
| 631322 | Todd & Jennifer Szakacs                 | 400 Amethyst Way Lake Mary, FL 3    | 189 | 2 |
| 615762 | Audrey Hacker Jamie Hacker              | 617 Brookfield Loop Lake Mary, FL   | 19  | 2 |
| 630565 | IH6 Prperty Florida LP                  | 562 Cidermill Place Lake Mary, FL 3 | 190 | 2 |
| 629747 | Ivan Manso Jangela Henny                | 558 Cidermill Place Lake Mary, FL 3 | 191 | 2 |
| 615859 | Jerry Jiang Melanie Jiang               | 554 Cidermill Place Lake Mary, FL 3 | 192 | 2 |
| 615871 | James Cooper Corinne Cooper             | 550 Cidermill Place Lake Mary, FL 3 | 193 | 2 |
| 615879 | Bassam Aziz Michael Aziz                | 546 Cidermill Place Lake Mary, FL 3 | 194 | 2 |
| 628750 | Kyle Glass Maria Molina                 | 542 Cidermill Place Lake Mary, FL 3 | 195 | 2 |
| 630225 | Progress Residential Borrower 7, LLC    | 538 Cidermill Place Lake Mary, FL 3 | 196 | 2 |
| 632119 | Anthony McDaniel Rebekah Beumel         | 534 Cidermill Place Lake Mary, FL 3 | 197 | 2 |
| 633280 | Jermaine Brown Jeffery and Raquel Brown | 494 Cidermill Place Lake Mary, FL 3 | 198 | 2 |
| 615933 | Hikmet Sahin                            | 490 Cidermill Place Lake Mary, FL 3 | 199 | 2 |
| 615715 | Margaret King John King                 | 652 Brookfield Loop Lake Mary, FL   | 2   | 2 |
| 615767 | Robert Bogan Iris Ramos                 | 595 Brookfield Loop Lake Mary, FL   | 20  | 2 |
| 633690 | Johnny Rovira Nora Dowling              | 486 Cidermill Place Lake Mary, FL 3 | 200 | 2 |

|        |                                       |                                     |     |   |
|--------|---------------------------------------|-------------------------------------|-----|---|
| 615954 | Robert Winbon Colleen Winbon          | 482 Cidermill Place Lake Mary, FL 3 | 201 | 2 |
| 615967 | Lawrence and Irene Fiorvante          | 478 Cidermill Place Lake Mary, FL 3 | 202 | 2 |
| 615974 | Deborah Mitchell                      | 474 Cidermill Place Lake Mary, FL 3 | 203 | 2 |
| 615881 | Elise Bishop                          | 470 Cidermill Place Lake Mary, FL 3 | 204 | 2 |
| 647800 | Taylor Deker Matthew Daley            | 466 Cidermill Place Lake Mary, FL 3 | 205 | 2 |
| 615620 | Brian Donohue Juliet Donohue          | 591 Brookfield Loop Lake Mary, FL   | 21  | 2 |
| 647094 | Brandon Charles                       | 404 N. Sundance Drive Lake Mary, F  | 22  | 2 |
| 636705 | Joshua & Samantha Martin              | 408 N. Sundance Drive Lake Mary, F  | 23  | 2 |
| 615650 | Thomas Cook Brenda Cook               | 412 N. Sundance Drive Lake Mary, F  | 24  | 2 |
| 615659 | Michael McCosker Samantha McCosker    | 416 N. Sundance Drive Lake Mary, F  | 25  | 2 |
| 615667 | Jeremy Zell                           | 420 N. Sundance Drive Lake Mary, F  | 26  | 2 |
| 615680 | Fabio Marroccoli Maria Marroccoli     | 424 N. Sundance Drive Lake Mary, F  | 27  | 2 |
| 639494 | Richard Gazard Mia Gazard             | 428 N. Sundance Drive Lake Mary, F  | 28  | 2 |
| 615696 | Christopher Dapore                    | 432 N. Sundance Drive Lake Mary, F  | 29  | 2 |
| 615723 | Aida Concepcion Maria Concepcion      | 656 Brookfield Loop Lake Mary, FL   | 3   | 2 |
| 615708 | Richard Wright Leeanne Wright         | 436 N. Sundance Drive Lake Mary, F  | 30  | 2 |
| 615716 | Robert Hendrix Susan Hendrix          | 429 N. Sundance Drive Lake Mary, F  | 31  | 2 |
| 615722 | Ragaa Ibrahim Evenees Ibrahim         | 425 N. Sundance Drive Lake Mary, F  | 32  | 2 |
| 615731 | Brian Ebrecht Lana Ebrecht            | 421 N. Sundance Drive Lake Mary, F  | 33  | 2 |
| 615739 | Vivian Cruz                           | 599 Silvergate Loop Lake Mary, FL : | 34  | 2 |
| 615753 | Charles Fitzgerald Judith Fitzgerald  | 595 Silvergate Loop Lake Mary, FL : | 35  | 2 |
| 643734 | Edward Walker Ally Walker             | 591 Silvergate Loop Lake Mary, FL : | 36  | 2 |
| 615627 | Mark Gebhardt Bridgette Gebhardt      | 583 Silvergate Loop Lake Mary, FL : | 37  | 2 |
| 635347 | Nicholas & Nicole Jack                | 436 Hillsdale Court Lake Mary, FL 3 | 38  | 2 |
| 615651 | Rebecca Rickards                      | 440 Hillsdale Court Lake Mary, FL 3 | 39  | 2 |
| 615734 | Edwin Marrero, Custodian Aida Marrero | 660 Brookfield Loop Lake Mary, FL   | 4   | 2 |
| 615657 | Daniel Olson                          | 445 Hillsdale Court Lake Mary, FL 3 | 40  | 2 |
| 615664 | Bonny Bailey Richard Finck            | 441 Hillsdale Court Lake Mary, FL 3 | 41  | 2 |
| 615764 | Colleen Flynn                         | 350 Cidermill Place Lake Mary, FL 3 | 41  | 2 |
| 615674 | Dennis Ramery Augustina Ramery        | 437 Hillsdale Court Lake Mary, FL 3 | 42  | 2 |
| 615775 | Ralph Basit                           | 354 Cidermill Place Lake Mary, FL 3 | 42  | 2 |
| 615790 | Jp Holdings, Inc.                     | 358 Cidermill Place Lake Mary, FL 3 | 43  | 2 |
| 615689 | Ernest Rucker Collins Scott           | 569 Silvergate Loop Lake Mary, FL : | 43  | 2 |
| 615697 | Patrick Eckley Doris Eckley           | 565 Silvergate Loop Lake Mary, FL : | 44  | 2 |

|        |                                          |                                       |    |   |
|--------|------------------------------------------|---------------------------------------|----|---|
| 615742 | Ih5 Property Florida L P                 | 362 Cidermill Place Lake Mary, FL 3   | 44 | 2 |
| 646386 | Paul Schmitt Arline Schmitt              | ✓ 549 Silvergate Loop Lake Mary, FL : | 45 | 2 |
| 635384 | Felix & Zulema Pradas-Bergnes            | 370 Cidermill Place Lake Mary, FL 3   | 45 | 2 |
| 615760 | Jonathan-Cagle Susan Cagle               | 374 Cidermill Place Lake Mary, FL 3   | 46 | 2 |
| 635785 | Katrina Pelican                          | 529 Silvergate Loop Lake Mary, FL :   | 46 | 2 |
| 615768 | Dbr Holdings And Land, Llc               | 378 Cidermill Place Lake Mary, FL 3   | 47 | 2 |
| 644817 | Zachary Waterman Alison Tisdell          | ✓ 525 Silvergate Loop Lake Mary, FL : | 47 | 2 |
| 615765 | John Schneeman Gloria Schneeman          | 521 Silvergate Loop Lake Mary, FL :   | 48 | 2 |
| 630212 | Progress Residential Borrower 3, LLC     | 402 E. Springtree Way Lake Mary, F    | 48 | 2 |
| 615892 | Raymond Pierce Caroline Pierce           | 517 Silvergate Loop Lake Mary, FL :   | 49 | 2 |
| 615787 | Ih4 Property Florida Lp                  | 406 E. Springtree Way Lake Mary, F    | 49 | 2 |
| 615613 | Susana Huaman Irving Dragosavac          | 664 Brookfield Loop Lake Mary, FL     | 5  | 2 |
| 628884 | Pamela Rumph                             | 410 E Springtree Way Lake Mary, Fl    | 50 | 2 |
| 615900 | Jessica Wiles Thomas Wiles               | 513 Silvergate Loop Lake Mary, FL :   | 50 | 2 |
| 615809 | Toni Gtiles, Trustee                     | 414 E. Springtree Way Lake Mary, F    | 51 | 2 |
| 644700 | Peter and Rae Mainelli Michael and Laura | ✓ 509 Silvergate Loop Lake Mary, FL : | 51 | 2 |
| 615919 | Edward Reinhart                          | 505 Silvergate Loop Lake Mary, FL :   | 52 | 2 |
| 615817 | Karen Arnon Harry Arnon                  | 418 E. Springtree Way Lake Mary, F    | 52 | 2 |
| 615825 | Cheng Zhang Dan Wu                       | 422 E. Springtree Way Lake Mary, F    | 53 | 2 |
| 615630 | James Pitre                              | 501 Silvergate Loop Lake Mary, FL :   | 53 | 2 |
| 615639 | Miguel Garcia Jhoanne Garcia             | 502 Silvergate Loop Lake Mary, FL :   | 54 | 2 |
| 631787 | Ih6Property Florida L.P.                 | 426 E. Springtree Way Lake Mary, F    | 54 | 2 |
| 615649 | Frank Lieble Elizabeth Lieble            | 506 Silvergate Loop Lake Mary, FL :   | 55 | 2 |
| 615847 | Tom Hynes                                | 430 E. Springtree Way Lake Mary, F    | 55 | 2 |
| 645547 | ✓ Benjamin Shoemaker Angela Shoemaker    | 510 Silvergate Loop Lake Mary, FL :   | 56 | 2 |
| 642475 | Carlos Moreno Zolux Sierra               | ✓ 434 E. Springtree Way Lake Mary, F  | 56 | 2 |
| 615870 | William Knight Karla Knight              | 438 E. Springtree Way Lake Mary, F    | 57 | 2 |
| 615662 | Scott Degraff Brandy Degraff             | 514 Silvergate Loop Lake Mary, FL :   | 57 | 2 |
| 615676 | John Baker Susan Baker                   | 520 Silvergate Loop Lake Mary, FL :   | 58 | 2 |
| 615876 | Mark Stevens                             | 442 E. Springtree Way Lake Mary, F    | 58 | 2 |
| 630216 | Springtree 446, LLC                      | 446 E. Springtree Way Lake Mary, F    | 59 | 2 |
| 615692 | Ih5 Property Florida LP                  | 524 Silvergate Loop Lake Mary, FL :   | 59 | 2 |
| 615617 | Sandy Schuk                              | 668 Brookfield Loop Lake Mary, FL     | 6  | 2 |
| 615706 | Chengen Li                               | 528 Silvergate Loop Lake Mary, FL :   | 60 | 2 |

|        |                                        |                                     |    |   |
|--------|----------------------------------------|-------------------------------------|----|---|
| 615745 | Scott Berner Lindsey Berner            | 454 E. Springtree Way Lake Mary, F  | 60 | 2 |
| 634508 | Nathan Lindsey                         | 532 Silvergate Loop Lake Mary, FL : | 61 | 2 |
| 615756 | Ih 6 Property Florida, Lp              | 462 E. Springtree Way Lake Mary, F  | 61 | 2 |
| 615741 | Bryan Booth                            | 536 Silvergate Loop Lake Mary, FL   | 62 | 2 |
| 615759 | Brittany Perry                         | 540 Silvergate Loop Lake Mary, FL   | 63 | 2 |
| 639446 | Jyoti & Sukumar Halder                 | 544 Silvergate Loop Lake Mary, FL   | 64 | 2 |
| 615789 | Donald Falls Beverly Falls             | 548 Silvergate Loop Lake Mary, FL   | 65 | 2 |
| 615798 | Mark Dayao Cecilia Maria               | 552 Silvergate Loop Lake Mary, FL   | 66 | 2 |
| 637035 | LPF BLVD Orlando, LLC                  | 556 Silvergate Loop Lake Mary, FL : | 67 | 2 |
| 615813 | Bryan Wernick                          | 560 Silvergate Loop Lake Mary, FL : | 68 | 2 |
| 615644 | Kathleen Stewart                       | 564 Silvergate Loop Lake Mary, FL : | 69 | 2 |
| 615625 | Richard Varrone Jacqueline Varrone     | 672 Brookfield Loop Lake Mary, FL   | 7  | 2 |
| 615654 | Richard Olko Catherine Olko            | 568 Silvergate Loop Lake Mary, FL : | 70 | 2 |
| 615665 | Harold Bingham Mamie Bingham           | 572 Silvergate Loop Lake Mary, FL : | 71 | 2 |
| 615670 | Shawn Riker Jodi Riker                 | 576 Silvergate Loop Lake Mary, FL : | 72 | 2 |
| 615679 | Barry Degraff Erin-jo Degraff          | 580 Silvergate Loop Lake Mary, FL : | 73 | 2 |
| 615684 | Richard Blanchard Natalie Blanchard    | 584 Silvergate Loop Lake Mary, FL : | 74 | 2 |
| 615691 | Amro Saud Melanie Saud                 | 588 Silvergate Loop Lake Mary, FL : | 75 | 2 |
| 615704 | David Porter                           | 592 Silvergate Loop Lake Mary, FL : | 76 | 2 |
| 615714 | Thomas Schuk Mary Schuk                | 596 Silvergate Loop Lake Mary, FL : | 77 | 2 |
| 615724 | Ricky Elliott Jennifer Elliott         | 600 Silvergate Loop Lake Mary, FL : | 78 | 2 |
| 615766 | Parbattie Gangasingh Ronald Gangasingh | 505 Amethyst Way Lake Mary, FL 3    | 78 | 2 |
| 642719 | Rapheal Lima Rafafela Vannutelli       | 579 W. Springtree Way Lake Mary,    | 79 | 2 |
| 636886 | SRAM PACK I-A LLC                      | 501 Amethyst Way Lake Mary, FL 3    | 79 | 2 |
| 615633 | Thara Alleyne Tyrrell Alleyne          | 676 Brookfield Loop Lake Mary, FL   | 8  | 2 |
| 615782 | Elaine Lovato                          | 497 Amethyst Way Lake Mary, FL 3    | 80 | 2 |
| 615788 | Bertha Rubio                           | 493 Amethyst Way Lake Mary, FL 3    | 81 | 2 |
| 615755 | Michelle Dillon James Dillon           | 571 W. Springtree Way Lake Mary,    | 81 | 2 |
| 635771 | Matthew Winn                           | 489 Amethyst Way Lake Mary, FL 3    | 82 | 2 |
| 615763 | Trieu Ha Pham Amy Thao Le              | 567 W. Springtree Way Lake Mary,    | 82 | 2 |
| 640245 | Jeffrey Wayner                         | 563 W. Springtree Way Lake Mary,    | 83 | 2 |
| 615804 | Tony Tang Bach Tang                    | 485 Amethyst Way Lake Mary, FL 3    | 83 | 2 |
| 615811 | Bradley Keith Emma Lyndon              | 481 Amethyst Way Lake Mary, FL 3    | 84 | 2 |
| 615776 | Daniel Vaughn Cynthia Vaughn           | 555 W. Springtree Way Lake Mary,    | 84 | 2 |

|        |                                       |                                     |    |   |
|--------|---------------------------------------|-------------------------------------|----|---|
| 636890 | I & G SFR II Borrower LLC             | 477 Amethyst Way Lake Mary, FL 3    | 85 | 2 |
| 615826 | Sasha Perez Looor                     | 473 Amethyst Way Lake Mary, FL 3    | 86 | 2 |
| 633667 | Gary Schwartz Mona Payne              | 469 Amethyst Way Lake Mary, FL 3    | 87 | 2 |
| 643603 | Linda Holmes Brianna Holmes           | 465 Amethyst Way Lake Mary, FL 3    | 88 | 2 |
| 615854 | Susan Rogers Norman Rogers            | 461 Amethyst Way Lake Mary, FL 3    | 89 | 2 |
| 615642 | Sylvia Drake                          | 680 Brookfield Loop Lake Mary, FL   | 9  | 2 |
| 636661 | Gregory Raynor Sandra Ruth            | 457 Amethyst Way Lake Mary, FL 3    | 90 | 2 |
| 634396 | CPI/Amherst SFR Program II Owner, LLC | 453 Amethyst Way Lake Mary, FL 3    | 91 | 2 |
| 634976 | Stephan and Tabatha Carmichael        | 449 Amethyst Way Lake Mary, FL 3    | 92 | 2 |
| 636681 | KLK Properties LLC                    | 445 Amethyst Way Lake Mary, FL 3    | 93 | 2 |
| 643744 | Flux Coatings LLC                     | 441 Amethyst Way Lake Mary, FL 3    | 94 | 2 |
| 615779 | Elizabeth Knight                      | 437 Amethyst Way Lake Mary, FL 3    | 95 | 2 |
| 615786 | Zelda (k) Spencer                     | 433 Amethyst Way Lake Mary, FL 3    | 96 | 2 |
| 637448 | Blanca Alicia Ortiz-Morales           | 429 Amethyst Way Lake Mary, FL 3    | 97 | 2 |
| 631791 | Zuinda Aznaran                        | 425 Amethyst Way Lake Mary, FL 3    | 98 | 2 |
| 615816 | Marilyn Halelamien Marvin Halelamien  | 421 Amethyst Way Lake Mary, FL 3    | 99 | 2 |
| 634235 | Meghan Perry                          | 532 Holbrook Circle Lake Mary, FL : | 1  | 3 |
| 615988 | Christine Bealey                      | 568 Holbrook Circle Lake Mary, FL : | 10 | 3 |
| 615998 | Arthur Bridgman Ann Bridgman          | 572 Holbrook Circle Lake Mary, FL : | 11 | 3 |
| 616007 | Christopher Kobrin                    | 576 Holbrook Circle Lake Mary, FL : | 12 | 3 |
| 630236 | Ih6 Property Florida Lp               | 580 Holbrook Circle Lake Mary, FL : | 13 | 3 |
| 616030 | Matthew West Wendy West               | 584 Holbrook Circle Lake Mary, FL : | 14 | 3 |
| 615890 | John And Alice Maalouf Helen Maalouf  | 588 Holbrook Circle Lake Mary, FL : | 15 | 3 |
| 630239 | Progress Residential Borrower 6, LLC  | 592 Holbrook Circle Lake Mary, FL : | 16 | 3 |
| 615914 | Seyed Javaheri                        | 596 Holbrook Circle Lake Mary, FL : | 17 | 3 |
| 640269 | Codie-Anne Crew                       | 600 Holbrook Circle Lake Mary, FL : | 18 | 3 |
| 615934 | Jordan Dalton Renee Dalton            | 604 Holbrook Circle Lake Mary, FL : | 19 | 3 |
| 615909 | Jonathan Vitale Michele Spenny        | 536 Holbrook Circle Lake Mary, FL   | 2  | 3 |
| 615942 | Catya Ruiz James Sada, Jr.            | 608 Holbrook Circle Lake Mary, FL   | 20 | 3 |
| 615953 | Hamdy Nossair Laurie Nossair          | 612 Holbrook Circle Lake Mary, FL : | 21 | 3 |
| 615966 | Adrienne Bauer Carla Koch             | 616 Holbrook Circle Lake Mary, FL : | 22 | 3 |
| 615977 | James Bridenthal Rhonda Bridenthal    | 620 Holbrook Circle Lake Mary, FL : | 23 | 3 |
| 634865 | IH6 Property Florida L P              | 624 Holbrook Circle Lake Mary, FL   | 24 | 3 |
| 615994 | 3030 Llc                              | 628 Holbrook Circle Lake Mary, FL : | 25 | 3 |



|        |                                            |                                   |    |   |
|--------|--------------------------------------------|-----------------------------------|----|---|
| 616002 | Graham Ventures Of Orlando, LI             | 632 Holbrook Circle Lake Mary, FL | 26 | 3 |
| 616012 | Kelly Dottore Vincent Dottore              | 636 Holbrook Circle Lake Mary, FL | 27 | 3 |
| 631388 | Michael Chico Lizabeli Torres              | 640 Holbrook Circle Lake Mary, FL | 28 | 3 |
| 616032 | Nelson Reinoso Carmen Reinoso              | 644 Holbrook Circle Lake Mary, FL | 29 | 3 |
| 615916 | Charles Buckles Consulting Inc             | 540 Holbrook Circle Lake Mary, FL | 3  | 3 |
| 616045 | Michael Mazzuchelli Christiana Mazzuchelli | 648 Holbrook Circle Lake Mary, FL | 30 | 3 |
| 615893 | Daniel Martinoli Ines Martinoli            | 652 Holbrook Circle Lake Mary, FL | 31 | 3 |
| 615902 | Jorge Justiaiano Bonnie Justiaiano         | 656 Holbrook Circle Lake Mary, FL | 32 | 3 |
| 646046 | Kelvin Tran                                | 660 Holbrook Circle Lake Mary, FL | 33 | 3 |
| 615921 | David Collins Jacoba Collins               | 664 Holbrook Circle Lake Mary, FL | 34 | 3 |
| 615931 | Stephen Chontas Barbara Chontas            | 668 Holbrook Circle Lake Mary, FL | 35 | 3 |
| 628881 | Rebecca Wilson Christopher Wilson          | 672 Holbrook Circle Lake Mary, FL | 36 | 3 |
| 615955 | Ying Wang                                  | 676 Holbrook Circle Lake Mary, FL | 37 | 3 |
| 615972 | Debra Vojtko                               | 680 Holbrook Circle Lake Mary, FL | 38 | 3 |
| 633665 | Hernando Sierra                            | 684 Holbrook Circle Lake Mary, FL | 39 | 3 |
| 615930 | Anagha Wagle                               | 544 Holbrook Circle Lake Mary, FL | 4  | 3 |
| 615989 | Alice Chevere Hector Chevere               | 686 Holbrook Circle Lake Mary, FL | 40 | 3 |
| 616001 | Yesenia Santiago Guillermo Santiago        | 690 Holbrook Circle Lake Mary, FL | 41 | 3 |
| 616013 | Dineshkumar Patel Renuka Patel             | 694 Holbrook Circle Lake Mary, FL | 42 | 3 |
| 616022 | Emmanuel Foret Jennifer Foret              | 679 Holbrook Circle Lake Mary, FL | 43 | 3 |
| 616031 | Jeffrey Alexander                          | 675 Holbrook Circle Lake Mary, FL | 44 | 3 |
| 635721 | Patrick & Karla Jacobs                     | 671 Holbrook Circle Lake Mary, FL | 45 | 3 |
| 616056 | Ping Yim Yik Hua Yim                       | 667 Holbrook Circle Lake Mary, FL | 46 | 3 |
| 636895 | Niveen Conliffe                            | 663 Holbrook Circle Lake Mary, FL | 47 | 3 |
| 615939 | Graham Ventures Of Orlando, LI             | 659 Holbrook Circle Lake Mary, FL | 48 | 3 |
| 615951 | Scott Wennberg                             | 655 Holbrook Circle Lake Mary, FL | 49 | 3 |
| 629802 | Cody Gaitley Lindsey Gaitley               | 548 Holbrook Circle Lake Mary, FL | 5  | 3 |
| 645721 | Blue Heron Living Trust Michael Roberts Tr | 651 Holbrook Circle Lake Mary, FL | 50 | 3 |
| 615970 | Christopher Schadle                        | 647 Holbrook Circle Lake Mary, FL | 51 | 3 |
| 643577 | Tran Mach                                  | 645 Holbrook Circle Lake Mary, FL | 52 | 3 |
| 635776 | 639 Holbrook, LLC                          | 639 Holbrook Circle Lake Mary, FL | 53 | 3 |
| 646142 | Michael Jennings                           | 635 Holbrook Circle Lake Mary, FL | 54 | 3 |
| 616006 | Michael Reuangrith Lamphone Reuangrith     | 631 Holbrook Circle Lake Mary, FL | 55 | 3 |
| 616014 | Anthony Perrotta Jr Trustee Anthony Perro  | 627 Holbrook Circle Lake Mary, FL | 56 | 3 |

|        |                                          |                                     |    |   |
|--------|------------------------------------------|-------------------------------------|----|---|
| 629320 | Cindy Zuzunaga                           | 623 Holbrook Circle Lake Mary, FL   | 57 | 3 |
| 616035 | Charles Blake Carolyn Blake              | 619 Holbrook Circle Lake Mary, FL   | 58 | 3 |
| 616048 | Michael Cornacchia Jacqueline Cornacchia | 615 Holbrook Circle Lake Mary, FL   | 59 | 3 |
| 645329 | Jordan Ikner Erin Ikner                  | 552 Holbrook Circle Lake Mary, FL   | 6  | 3 |
| 616055 | Maria Negron Carlos Negron               | 595 Holbrook Circle Lake Mary, FL   | 60 | 3 |
| 630108 | IH6 Property Florida LP                  | 591 Holbrook Circle Lake Mary, FL   | 61 | 3 |
| 616081 | Cuong BA Phan Tu Anh Thi Vo              | 587 Holbrook Circle Lake Mary, FL   | 62 | 3 |
| 615929 | Susan Selsky                             | 583 Holbrook Circle Lake Mary, FL   | 63 | 3 |
| 615937 | Aleksander Mladenovic                    | 579 Holbrook Circle Lake Mary, FL   | 64 | 3 |
| 615950 | Michael Briggs Kimberly Briggs           | 575 Holbrook Circle Lake Mary, FL   | 65 | 3 |
| 615961 | Hector Aponte Viviana Aponte             | 571 Holbrook Circle Lake Mary, FL   | 66 | 3 |
| 615968 | Carlos Haddock                           | 567 Holbrook Circle Lake Mary, FL   | 67 | 3 |
| 615981 | Jeff Anderson, Trustee Annette Anderson, | 563 Holbrook Circle Lake Mary, FL   | 68 | 3 |
| 615990 | Eduardo Piperno Viviana Piperno          | 559 Holbrook Circle Lake Mary, FL   | 69 | 3 |
| 615959 | Eugene Chamberlain Tara Chamberlain      | 556 Holbrook Circle Lake Mary, FL   | 7  | 3 |
| 616000 | Felicita Santana                         | 553 Holbrook Circle Lake Mary, FL   | 70 | 3 |
| 616009 | Joyce Markovich                          | 545 Holbrook Circle Lake Mary, FL   | 71 | 3 |
| 616016 | Lynn Kumm Beverly Kumm                   | 471 N. Sundance Drive Lake Mary, FL | 72 | 3 |
| 616027 | Gregory Jameson Carol Jameson            | 479 N. Sundance Drive Lake Mary, FL | 73 | 3 |
| 616038 | Gail Macdonald James Macdonald           | 483 N. Sundance Drive Lake Mary, FL | 74 | 3 |
| 616046 | Christopher Crawford Brittany Crawford   | 487 N. Sundance Drive Lake Mary, FL | 75 | 3 |
| 633296 | Danay Lay                                | 491 N. Sundance Drive Lake Mary, FL | 76 | 3 |
| 616068 | John Davies                              | 495 N. Sundance Drive Lake Mary, FL | 77 | 3 |
| 616075 | Joseph Biancospino                       | 499 N. Sundance Drive Lake Mary, FL | 78 | 3 |
| 630107 | Sean Iaformaro Eileen Gilmore            | 503 N. Sundance Drive Lake Mary, FL | 79 | 3 |
| 615963 | Lois Stabler                             | 560 Holbrook Circle Lake Mary, FL   | 8  | 3 |
| 615744 | Walter Pace Deborah Pace                 | 575 W. Springtree Way Lake Mary, FL | 80 | 3 |
| 637709 | LPF BLVD Orlando, LLC                    | 507 N. Sundance Drive Lake Mary, FL | 80 | 3 |
| 615949 | Eric Anderson Kristen Anderson           | 511 N. Sundance Drive Lake Mary, FL | 81 | 3 |
| 630223 | Arthur Haft                              | 515 N. Sundance Drive Lake Mary, FL | 82 | 3 |
| 615965 | Rosenim Ozen Levent Ozen                 | 519 N. Sundance Drive Lake Mary, FL | 83 | 3 |
| 615973 | Lois Sheridan                            | 523 N. Sundance Drive Lake Mary, FL | 84 | 3 |
| 615983 | Kristen Wardynski Joel Wardynski         | 527 N. Sundance Drive Lake Mary, FL | 85 | 3 |
| 631343 | Paul Rothenberger                        | 531 N. Sundance Drive Lake Mary, FL | 86 | 3 |

|        |                                          |                                     |    |   |
|--------|------------------------------------------|-------------------------------------|----|---|
| 616003 | Ryan West Kelly West                     | 300 Alba Lane Lake Mary, FL 32746   | 87 | 3 |
| 616015 | Alan Johnstono Ivelisse Johnstono        | 502 N. Sundance Drive Lake Mary, FL | 88 | 3 |
| 616023 | Dawn Snyder                              | 494 N. Sundance Drive Lake Mary, FL | 89 | 3 |
| 632113 | IH 6 Property Florida LP                 | 564 Holbrook Circle Lake Mary, FL   | 9  | 3 |
| 630222 | Sundance 490, LLC                        | 490 N. Sundance Drive Lake Mary, FL | 90 | 3 |
| 616043 | Marko Hernandez Carolina Candi           | 486 N. Sundance Drive Lake Mary, FL | 91 | 3 |
| 616052 | Theodore Bowser Paula Bowser             | 482 N. Sundance Drive Lake Mary, FL | 92 | 3 |
| 616060 | Terry White Beth White                   | 478 N. Sundance Drive Lake Mary, FL | 93 | 3 |
| 630112 | Ih6 Property Florida Lp                  | 474 N. Sundance Drive Lake Mary, FL | 94 | 3 |
| 630220 | HPA JV Borrower 2019-1 ML, LLC           | 470 N. Sundance Drive Lake Mary, FL | 95 | 3 |
| 615941 | Jorge Ramirez Sandra Ramirez             | 466 N. Sundance Drive Lake Mary, FL | 96 | 3 |
| 615946 | Jan-carlo Salva Amber Salva              | 462 N. Sundance Drive Lake Mary, FL | 97 | 3 |
| 615960 | John West Anne West                      | 458 N. Sundance Drive Lake Mary, FL | 98 | 3 |
| 628672 | Devin & Genna Roach                      | 533 Holbrook Circle Lake Mary, FL   | 99 | 3 |
| 635379 | SFR Investments V Borrower 1, LLC        | 748 Tomlinson Terrace Lake Mary, FL | 05 | 4 |
| 635542 | MCH SFR Property Owner 2 LLC             | 740 Tomlinson Terrace Lake Mary, FL | 06 | 4 |
| 616034 | Thomas Klump Rebecca Klump               | 732 Tomlinson Terrace Lake Mary, FL | 07 | 4 |
| 616042 | Yvonne Rosario                           | 724 Tomlinson Terrace Lake Mary, FL | 08 | 4 |
| 630247 | HPA JV Borrower 2019-1 ML, LLC           | 720 Tomlinson Terrace Lake Mary, FL | 09 | 4 |
| 615975 | Adam Piverotto Billiejo Piverotto        | 764 Tomlinson Terrace Lake Mary, FL | 1  | 4 |
| 616065 | Michael Trees Gabrielle Trees            | 716 Tomlinson Terrace Lake Mary, FL | 10 | 4 |
| 616074 | Nicole Evans Douglas Evans               | 712 Tomlinson Terrace Lake Mary, FL | 11 | 4 |
| 640317 | William Thomas Christina Thomas          | 708 Tomlinson Terrace Lake Mary, FL | 12 | 4 |
| 615947 | Zili Weng Xiaohui Gu                     | 704 Tomlinson Terrace Lake Mary, FL | 13 | 4 |
| 615956 | Sharla Rabin Linda Rabin                 | 700 Tomlinson Terrace Lake Mary, FL | 14 | 4 |
| 615969 | Justino Gonzalez Margaret Gonzalez       | 696 Tomlinson Terrace Lake Mary, FL | 15 | 4 |
| 615979 | Richard Freeze                           | 692 Tomlinson Terrace Lake Mary, FL | 16 | 4 |
| 615995 | Omer Naseem                              | 684 Tomlinson Terrace Lake Mary, FL | 17 | 4 |
| 616004 | Linda Alicea Carmen Maldonado            | 680 Tomlinson Terrace Lake Mary, FL | 18 | 4 |
| 616018 | Jonathan Blankenship Alanna Blankenship  | 676 Tomlinson Terrace Lake Mary, FL | 19 | 4 |
| 615982 | Phong Truong Hanh Nguyen                 | 760 Tomlinson Terrace Lake Mary, FL | 2  | 4 |
| 616029 | Usama Atia Nivin Soliman                 | 672 Tomlinson Terrace Lake Mary, FL | 20 | 4 |
| 616037 | Reginald Hoover Carolyn Hoover           | 668 Tomlinson Terrace Lake Mary, FL | 21 | 4 |
| 616049 | Heather and David Herrington David Chalf | 664 Tomlinson Terrace Lake Mary, FL | 22 | 4 |

|        |                                            |                                    |    |   |
|--------|--------------------------------------------|------------------------------------|----|---|
| 616057 | Julio Ceballos Joanne Ceballos             | 660 Tomlinson Terrace Lake Mary, I | 23 | 4 |
| 616071 | Faisal Virjee Zohra Virjee                 | 650 Tomlinson Terrace Lake Mary, I | 24 | 4 |
| 630528 | Mohamed Radi Yamna Amedjahdi               | 646 Tomlinson Terrace Lake Mary, I | 25 | 4 |
| 640329 | LPF BLVD Orlando, LLC                      | 642 Tomlinson Terrace Lake Mary, I | 26 | 4 |
| 616102 | Gary Boyce Claudia Boyce                   | 638 Tomlinson Terrace Lake Mary, I | 27 | 4 |
| 615945 | Phillip Kern Kern Melissa Kern             | 634 Tomlinson Terrace Lake Mary, I | 28 | 4 |
| 615952 | Leslie Andujar Arnaldo Ortiz               | 630 Tomlinson Terrace Lake Mary, I | 29 | 4 |
| 615991 | Gloria McCarthy                            | 756 Tomlinson Terrace Lake Mary, I | 3  | 4 |
| 615962 | Damian Spence Nadia Spence                 | 626 Tomlinson Terrace Lake Mary, I | 30 | 4 |
| 646126 | Jairo Fernandez Tanya Fernandez            | 622 Tomlinson Terrace Lake Mary, I | 31 | 4 |
| 615986 | Terry Bagnell, II Robin Bagnell            | 618 Tomlinson Terrace Lake Mary, I | 32 | 4 |
| 615996 | Cecelia Lanuto                             | 614 Tomlinson Terrace Lake Mary, I | 33 | 4 |
| 616008 | Michael Cannon Jennifer Cannon             | 610 Tomlinson Terrace Lake Mary, I | 34 | 4 |
| 616017 | William Chipchak Michelle Chipchak         | 606 Tomlinson Terrace Lake Mary, I | 35 | 4 |
| 630226 | 2018-2 1h Borrower LP                      | 548 Starstone Drive Lake Mary, FL  | 36 | 4 |
| 616036 | Thomas Bened Victoria Bened                | 605 Tomlinson Terrace Lake Mary, I | 37 | 4 |
| 616050 | Miriam Aviles Pedro Aviles                 | 609 Tomlinson Terrace Lake Mary, I | 38 | 4 |
| 616061 | Allan Coffin Tanya Coffin                  | 613 Tomlinson Terrace Lake Mary, I | 39 | 4 |
| 615999 | Joseph Rosello Janet Rosello               | 752 Tomlinson Terrace Lake Mary, I | 4  | 4 |
| 616069 | Christie Gress Jake Gress                  | 625 Tomlinson Terrace Lake Mary, I | 40 | 4 |
| 616077 | Emmeline Bartling                          | 645 Tomlinson Terrace Lake Mary, I | 41 | 4 |
| 616085 | Jose Salva Marisol Salva                   | 649 Tomlinson Terrace Lake Mary, I | 42 | 4 |
| 631144 | Jonabeth Tellez-Sanchez Jessica South-Telk | 653 Tomlinson Terrace Lake Mary, I | 43 | 4 |
| 615984 | Cathleen Balboa                            | 657 Tomlinson Terrace Lake Mary, I | 44 | 4 |
| 615992 | Pierreisna Archille                        | 661 Tomlinson Terrace Lake Mary, I | 45 | 4 |
| 616005 | Eric Chin Kylene Chin                      | 675 Tomlinson Terrace Lake Mary, I | 46 | 4 |
| 636786 | I & G SFR II Borrower LLC                  | 512 Starstone Drive Lake Mary, FL  | 47 | 4 |
| 616019 | Brian Joao Amy Joao                        | 516 Starstone Drive Lake Mary, FL  | 48 | 4 |
| 634062 | Jessica Pedlow Daniel Concannon            | 520 Starstone Drive Lake Mary, FL  | 49 | 4 |
| 616039 | Mark Rogers Norma Rogers                   | 524 Starstone Drive Lake Mary, FL  | 50 | 4 |
| 616044 | 1h6 Property Florida L P                   | 528 Starstone Drive Lake Mary, FL  | 51 | 4 |
| 616053 | Wei Xu Yudong Zhang                        | 532 Starstone Drive Lake Mary, FL  | 52 | 4 |
| 616062 | Lijo Abraham Brinda Raju                   | 601 Tomlinson Terrace Lake Mary, I | 53 | 4 |
| 616073 | Donald Stormer Janel Stormer               | 545 Starstone Drive Lake Mary, FL  | 54 | 4 |

|        |                                        |                                   |    |   |
|--------|----------------------------------------|-----------------------------------|----|---|
| 634143 | Ty Pilk                                | 541 Starstone Drive Lake Mary, FL | 55 | 4 |
| 616090 | Marie Saint Paul                       | 537 Starstone Drive Lake Mary, FL | 56 | 4 |
| 633788 | Steven Maiolo                          | 533 Starstone Drive Lake Mary, FL | 57 | 4 |
| 616106 | Craig Wollam Stefanie Wollam           | 529 Starstone Drive Lake Mary, FL | 58 | 4 |
| 616119 | Shawki Khoury, Trustee                 | 525 Starstone Drive Lake Mary, FL | 59 | 4 |
| 616040 | Terry Goss Suzann Goss                 | 521 Starstone Drive Lake Mary, FL | 60 | 4 |
| 616047 | Ismael Otero Maria Otero               | 517 Starstone Drive Lake Mary, FL | 61 | 4 |
| 616059 | Linda Burgess, Trustee                 | 513 Starstone Drive Lake Mary, FL | 62 | 4 |
| 631215 | Daniel Calise Jessica Calise           | 514 Hassocks Loop Lake Mary, FL 3 | 63 | 4 |
| 616079 | Henry Best                             | 518 Hassocks Loop Lake Mary, FL 3 | 64 | 4 |
| 616087 | Chengen Li Rui Sun                     | 522 Hassocks Loop Lake Mary, FL 3 | 65 | 4 |
| 616099 | Michelle Haefner Jason Haefner         | 526 Hassocks Loop Lake Mary, FL 3 | 66 | 4 |
| 616111 | Jennifer Coppola David Coppola         | 530 Hassocks Loop Lake Mary, FL 3 | 67 | 4 |
| 616121 | Jeffrey Zabel Faith Zabel              | 534 Hassocks Loop Lake Mary, FL 3 | 68 | 4 |
| 616132 | Natasha Keylan                         | 538 Hassocks Loop Lake Mary, FL 3 | 69 | 4 |
| 616139 | Mathew Appell Patricia Appell          | 542 Hassocks Loop Lake Mary, FL 3 | 70 | 4 |
| 616148 | Helen Chan-Oliver Ian Oliver           | 546 Hassocks Loop Lake Mary, FL 3 | 71 | 4 |
| 616156 | Wentwood Realty LLC                    | 550 Hassocks Loop Lake Mary, FL 3 | 72 | 4 |
| 616165 | Ovation Properties, Inc.               | 554 Hassocks Loop Lake Mary, FL 3 | 73 | 4 |
| 616173 | Giovanna Mcanally Patrick Mcanally     | 558 Hassocks Loop Lake Mary, FL 3 | 74 | 4 |
| 616188 | Margaret Lupo                          | 562 Hassocks Loop Lake Mary, FL 3 | 75 | 4 |
| 616199 | Dmy Investments LLC                    | 566 Hassocks Loop Lake Mary, FL 3 | 76 | 4 |
| 616205 | Kenneth Davis Choi Davis               | 570 Hassocks Loop Lake Mary, FL 3 | 77 | 4 |
| 616216 | Frank Castillo Michelle Castillo       | 574 Hassocks Loop Lake Mary, FL 3 | 78 | 4 |
| 616225 | Ryan Gebon Brenda Gebon                | 578 Hassocks Loop Lake Mary, FL 3 | 79 | 4 |
| 616233 | Robert Wanson                          | 579 Hassocks Loop Lake Mary, FL 3 | 80 | 4 |
| 616240 | Ariane Ortiz                           | 567 Hassocks Loop Lake Mary, FL 3 | 81 | 4 |
| 616249 | Seth Calhoun Amy Calhoun               | 563 Hassocks Loop Lake Mary, FL 3 | 82 | 4 |
| 616259 | Nicole Matuszewski Cindy Hauser-peifer | 559 Hassocks Loop Lake Mary, FL 3 | 83 | 4 |
| 630231 | David and Beth White Christi Lanphier  | 551 Hassocks Loop Lake Mary, FL 3 | 84 | 4 |
| 616278 | Melissa Bedor Justin Bedor             | 531 Hassocks Loop Lake Mary, FL 3 | 85 | 4 |
| 616287 | Souroush Nazarian                      | 527 Hassocks Loop Lake Mary, FL 3 | 86 | 4 |
| 616293 | Terry Smith Christina Smith            | 523 Hassocks Loop Lake Mary, FL 3 | 87 | 4 |
| 616307 | Ana Edwards                            | 519 Hassocks Loop Lake Mary, FL 3 | 88 | 4 |

|        |                                        |                                    |    |   |
|--------|----------------------------------------|------------------------------------|----|---|
| 631784 | Wanda Padilla Juan Lopez Liz Garcia    | 515 Hassocks Loop Lake Mary, FL 3  | 89 | 4 |
| 616325 | Shelley Richardson                     | 727 Tomlinson Terrace Lake Mary, I | 90 | 4 |
| 616339 | Ramaswamy Parthasarathy Rajlaxmi Parth | 731 Tomlinson Terrace Lake Mary, I | 91 | 4 |
| 628673 | Bradd Schick                           | 735 Tomlinson Terrace Lake Mary, I | 92 | 4 |
| 616063 | Taylor Howard Melissa De Alba          | 739 Tomlinson Terrace Lake Mary, I | 93 | 4 |
| 634312 | Joshua Juster Stephanie Samples        | 747 Tomlinson Terrace Lake Mary, I | 94 | 4 |
| 616080 | William Greenberg Hillary Greenberg    | 751 Tomlinson Terrace Lake Mary, I | 95 | 4 |
| 616091 | Edith Rivera Miguel Muniz              | 759 Tomlinson Terrace Lake Mary, I | 96 | 4 |
| 616101 | Laura Cook                             | 763 Tomlinson Terrace Lake Mary, I | 97 | 4 |
| 616109 | Robert Frazine Faith Frazine           | 767 Tomlinson Terrace Lake Mary, I | 98 | 4 |